



37

Wrexham | | LL14 2AH

Offers In Excess Of £170,000

MONOPOLY
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Located in the popular area of Johnstown, this two bedroom mid terraced property is perfect for small families, first time buyers or anyone wishing for modern living in a convenient location.

Downstairs, the property boasts a bright, spacious lounge making a perfect reception room for those wanting to enjoy family entertainment. The kitchen offers a great, modern space for cooking enthusiasts or those wanting ease and convenience. Upstairs, the property features two good sized double bedrooms. The bathroom is conveniently located to offer practicality.

Outside, the property is approached by a paved driveway allowing parking for one to two vehicles. To the rear, there is a predominantly lawn garden and a patio area, allowing for a great space to enjoy sunny days whilst also being easy to maintain.

Brandy Brook is conveniently located just off Ruabon Road in the popular village of Johnstown. The village offers a great community feel and has a range of local amenities including shops, schools, bus stops, takeaways and great outdoor spaces including Stryt Las Park. NO CHAIN!!!!

- TWO BEDROOM TERRACE
- DRIVEWAY
- MODERN KITCHEN WITH SLIDING DOORS TO REAR
- CONTEMPORARY LOUNGE
- TWO GREAT SIZED DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- GENEROUS REAR GARDEN
- QUIET LOCATION
- POPULAR AREA OF JOHNSTOWN
- NO CHAIN!!!!



Entrance Hallway

A welcoming entrance hallway with door from porch, tiled flooring, door into lounge.

Lounge

A spacious lounge with uPVC Double glazed window to the front, laminate flooring, radiator, door into kitchen, stairs rising to first floor.

Kitchen/Diner

A modern kitchen housing a range of grey wall, drawer and base units with complimentary work surface over including 1.5 stainless steel sink unit, integrated appliances including oven, induction hob and extractor above, space for fridge/freezer, space and plumbing for washing machine, Worcester combination boiler, sliding uPVC Double glazed doors to the rear patio, radiator, tiled splash backs, tiled flooring.

First Floor Landing

With access to the loft, carpet flooring, doors off to bedrooms and bathroom.

Bedroom One

Good sized bedroom with uPVC Double glazed window to the rear elevation, radiator, carpet flooring.

Bedroom Two

UPVC Double glazed windows to the front elevation with thermal blinds, wood effect laminate flooring, radiator.

Bathroom

Three piece suite comprising a low level W.C, bath with electric shower over, wall-mounted sink with vanity unit under, extractor, towel rails, storage cupboard, part tiled walls, tiled flooring.

Outside

To the front, the property is approached by a tarmac driveway suitable for one to two vehicles. The front door area is slabbed.

To the rear, the property offers a predominantly lawn garden as well as a patio area off from the sliding doors. There is stone slabs to the bottom of the garden, which features a paved area suitable to put a shed and a gate that leads to a shared access pathway.

ADDITIONAL INFORMATION

The boiler is around 4 years old... New kitchen fitted in 2024.

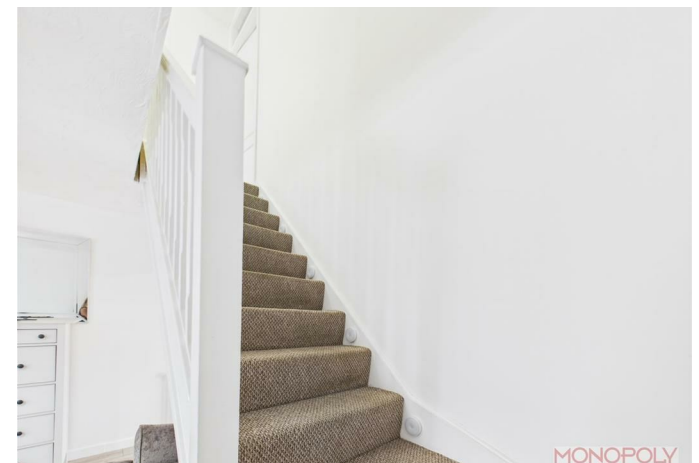
IMPORTANT INFORMATION

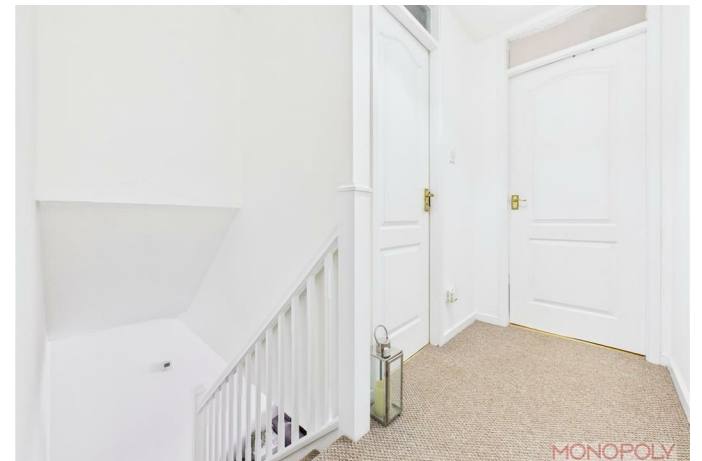
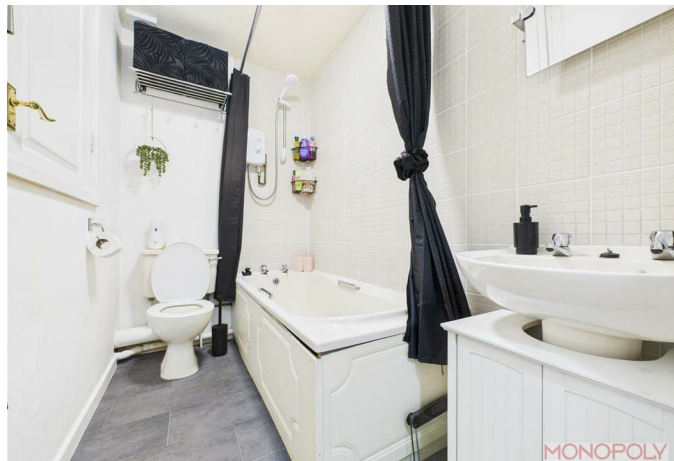
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some





distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



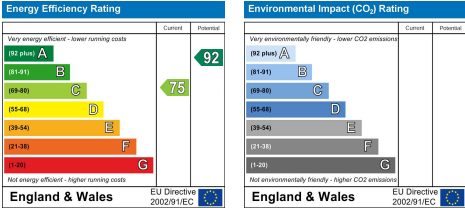


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