



## 8 Heol Hafod

Johnstown, Wrexham, LL14 2AW

An excellent opportunity to purchase a 2 bedroom semi detached property with planning permission for an extension to the front side and rear which will provide a lovely 3 bedroom semi detached house with dining/sun room overlooking the rear garden. Requiring a scheme of refurbishment, the property currently comprises a canopy porch, entrance hall with stairs to 1st floor landing, well proportioned lounge with dual aspect, kitchen with base unit and sink. The 1st floor landing gives access to the 2 bedrooms and a bathroom. Gas fired central via a modern gas combi boiler, Upvc double glazing to windows. Externally, the property has the benefit of provision for a private drive alongside a front garden and a rear garden that will enjoy a good degree of privacy. Planning reference - RHO P/2023/0323, GRANTED 12TH October 2023. Architects plans available. Energy Rating - F (30)

**Offers Over £135,000**

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- An excellent opportunity to purchase a semi detached property
- Requiring a scheme of refurbishment
- Two bedrooms, bathroom
- Planning Ref: RHO P/2023/0323 granted 12th October 2023
- With planning permission for an extension to the front side and rear
- Canopy porch, hallway
- Provision for private driveway
- Which will provide a lovely 3 bedroom house
- Well proportioned lounge, kitchen
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## LOUNGE

14'9 x 10'5 (4.50m x 3.18m )

## KITCHEN

11'6 x 8'4 (3.51m x 2.54m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

14'9 x 10'6 (4.50m x 3.20m )

## BEDROOM TWO

8'8 x 8'4 (2.64m x 2.54m )

## BATHROOM

## OUTSIDE

## AGENTS NOTE

## COUNCIL TAX BAND - B



[Directions](#)





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

