



## 10 Coed Y Lan

Johnstown, Wrexham, LL14 2AZ

Constructed in 2020 is this well presented 3 bedroom semi detached home within this select development of just 8 homes built by experienced local builders Nunndale Limited on the fringe of the popular and easy accessible village of Johnstown approx. 4 mile from Wrexham city centre. Having the benefit of the balance of a 10 year NHBC warranty, the accommodation briefly comprises a canopy entrance porch with composite door opening to the hall featuring a tiled floor that continues throughout the ground floor. Cloaks/w.c., lounge with Upvc double glazed bay window overlooking the front garden, spacious open plan kitchen dining room with a range of grey gloss fitted base and wall cupboards and integrated appliances. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles, and a bathroom with white suite including bath with shower over. Externally, a private drive provides parking for 2 cars, lawned garden to front and a private, mainly lawned garden to rear. NO CHAIN. Energy Rating - B (83)

Offers In Excess Of £200,000

# 10 Coed Y Lan

Johnstown, Wrexham, LL14 2AZ



- Well presented semi detached home
- Canopy entrance porch, hallway
- Three bedrooms
- Gardens to front and rear
- Within select development of just 8 homes built by experienced local builders
- Cloakroom/w.c, lounge
- Bathroom
- Having the benefit of the balance of a 10 year NHBC warranty
- Kitchen/dining room
- Private driveway for two cars

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## CLOAKROOM/W.C

## LOUNGE

14'9 x 10'1 (4.50m x 3.07m )

## KITCHEN/DINING ROOM

16'8 x 11'2 (5.08m x 3.40m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

12'8 x 9'7 (3.86m x 2.92m )

## BEDROOM TWO

11'5 x 9'7 (3.48m x 2.92m )

## BEDROOM THREE

7'5 max x 6'8 (2.26m max x 2.03m )

## BATHROOM

6'9 x 6'7 (2.06m x 2.01m )

## OUTSIDE

## COUNCIL TAX BAND - C



[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

