

47 Tan Y Clawdd Johnstown, Wrexham, LL14 2ST

An extended and much improved 3 bedroom semi detached house with garage/workshop offering impressive accommodation situated within an established residential area having the benefit of good road links to Wrexham, Chester and Shropshire. The kitchen extension was carried out in 2012 together with a full rewire, the property has the benefit of gas fired central heating via Worcester Combi boiler and Upvc double glazing throughout and briefly comprises a canopy porch, entrance hall with stairs to 1st floor and useful store cupboard, newly decorated and re-carpeted lounge with bay window to front, sitting room with dining area having French doors leading to the rear garden and an open aspect into the impressive and well appointed fitted kitchen with Velux roof light windows, gloss fronted base and wall cupboards and some integrated appliances. The 1st floor landing gives access to the 3 bedrooms, 2 are doubles, and a recently refurbished fully tiled shower room with large walk in shower area. Externally, a gated drive provides parking for 2/3 cars and double side gates lead to a detached workshop/garage and lawned area that enjoys a south facing aspect. NO CHAIN. Energy Rating - D (66)

Price £210,000

47 Tan Y Clawdd

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- An extended and much improved semi detached house
- Situated within an established residential area
- Kitchen extension was carried out in 2012 together with a full rewire
- Canopy porch, hallway
- Bay window lounge, sitting/dining room
- Well appointed kitchen
- Three bedrooms, shower room
- Private gated driveway
- Detached workshop/garage
- Garden to rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

13'9 x 11'4 (4.19m x 3.45m)

SITTING/DINING ROOM

17'7 x 7'5 (5.36m x 2.26m)

KITCHEN

12'0 x 8'4 (3.66m x 2.54m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

10'4 x 10'3 (3.15m x 3.12m)

BEDROOM TWO

10'3 x 9'2 (3.12m x 2.79m)

BEDROOM THREE

7'8 x 7'0 (2.34m x 2.13m)

SHOWER ROOM

OUTSIDE

BRICK BUILT DETACHED WORKSHOP/GARAGE

17'6 x 13'4 (5.33m x 4.06m)

GARDENS

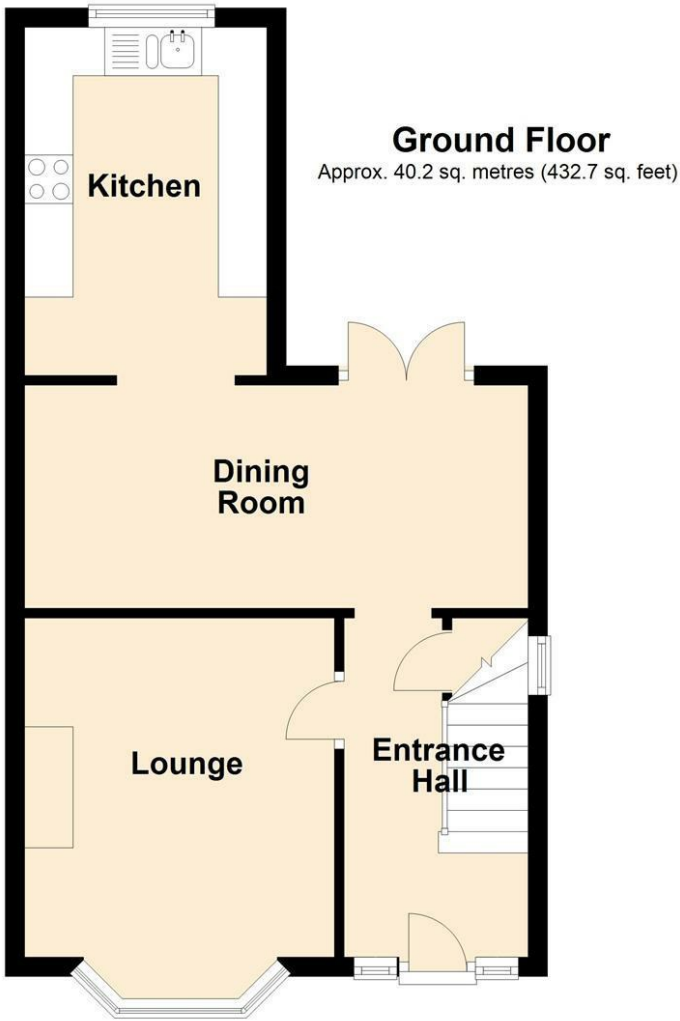
COUNCIL TAX BAND - C



[Directions](#)



Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	