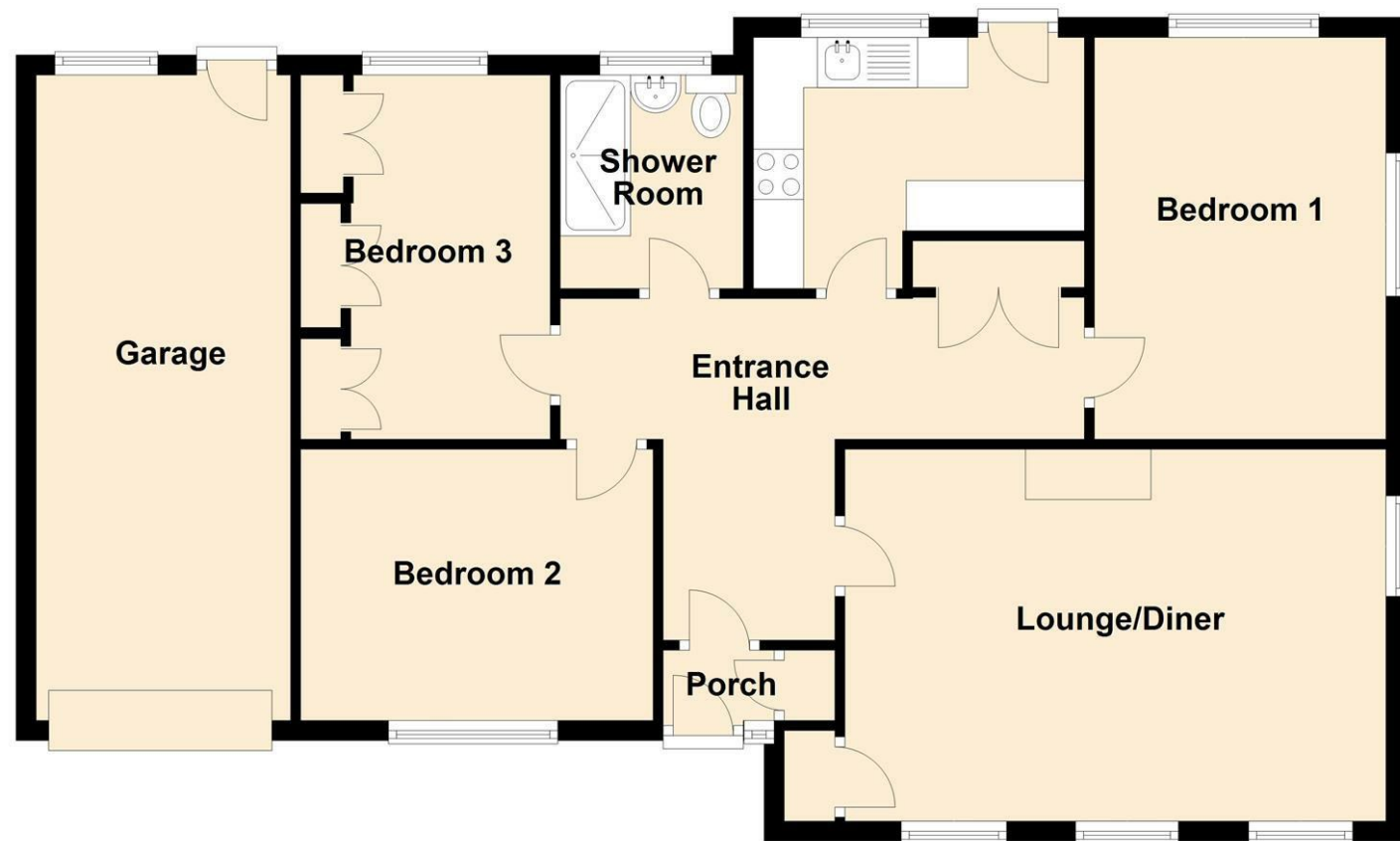


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	
England & Wales		England & Wales	

**Ground Floor**  
Approx. 94.8 sq. metres (1020.6 sq. feet)



Tan Y Coed, Johnstown, LL14 1US

**Price** £275,000

Reference: 19415883

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

A spacious and well presented 3 bedroom detached bungalow with garage situated on a good sized corner plot with pleasant countryside aspect from the rear garden. Located within this popular and established residential development in the village of Johnstown with its convenient amenities and bus service, the accommodation briefly comprises a canopy porch, vestibule with store cupboard, welcoming hall with cupboard, light and airy lounge diner, fitted kitchen overlooking the rear garden, 3 bedrooms and a shower room with walk in shower/wet area. Upvc double glazing, Gas combination boiler and Pvc soffits and fascias. To the outside, the private drive leads to the garage alongside a lawned garden that continues to the side. The enclosed rear garden includes a patio and lawned area providing excellent outdoor entertaining space. NO CHAIN. Energy Rating - D (68)

### LOCATION

Located within the popular residential development known as Nant Parc on the fringe of the village of Johnstown, approximately 4 miles from Wrexham city centre. Benefitting from excellent road links to the A483 By Pass that links Wrexham, Cheshire and Shropshire that allows for daily commuting to the major commercial and industrial centres of the region. The nearby villages offer a range of convenient shopping and social amenities with a more wider variety in Wrexham and Chester. There are primary and secondary schools within the catchment together with a frequent public transport service. The adjoining village of Ruabon has a train station and supermarket.



### DIRECTIONS

Proceed from Wrexham city centre along the Mold Road passing the football ground on the right hand side, pass over the first roundabout and at the next roundabout take the first exit onto the A483 bypass, proceed for approximately 2 miles and take the exit signposted Rhosllanerchrugog. Continue for a further 1 mile and take the left turn into the development known as Nant Parc opposite the Petrol Station. Continue left along Bryn Hyfryd and Tan y Coed will be observed on the left with the bungalow being 1st on the right.

### ACCOMMODATION

Canopy entrance porch with upvc part glazed door with side window opens to:

### VESTIBULE

With useful storage cupboard, wood effect laminate flooring and six panel white woodgrain effect door opening to:

### HALLWAY

Having a continuation of the wood effect laminate flooring, radiator, ceiling hatch to roof space, double doors opening to cloaks cupboard and six panel white woodgrain effect doors off.

### LOUNGE/DINER

20'5 x 12'7

A good sized reception room enjoying an excellent degree of natural light through four upvc double glazed windows, wood effect laminate flooring, two radiators, storage cupboard, coving to ceiling and gas fire set within surround.

### KITCHEN

11'5 x 8'6

Fitted with a range of shaker style base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, space for dryer, free standing electric cooker, integrated fridge and freezer, part tiled walls, radiator, upvc part glazed external door and storage cupboard housing the Glowworm gas combination boiler.

### BEDROOM ONE

13'4 x 9'9

Upvc double glazed windows to side and rear, coving to ceiling and radiator.

### BEDROOM TWO

12'0 x 9'1

Upvc double glazed window to front, wood effect laminate flooring and radiator.

### BEDROOM THREE

9'9 x 6'7

Having the benefit of five door fitted wardrobes, upvc double glazed window to rear and radiator.

### SHOWER ROOM

7'9 x 6'4

Appointed with a low flush w.c, wall hung wash basin, walk-in shower area with electric shower, upvc double glazed window, extractor fan and radiator.

### OUTSIDE

The property is approached along a private driveway leading to:

### GARAGE

19'4 x 8'4

Having metal up and over door, lighting, power sockets, rear part glazed door and window.

### GARDENS

The front and side gardens are mainly lawned with a low level brick boundary wall and shrubs to borders. Gated paths either side of the bungalow lead into the rear garden which includes a paved patio area and cold water tap, all of which is enclosed. The property has the benefit of PVC soffits and fascia boards.

### COUNCIL TAX BAND - D