





Description

A well proportioned 3 bedroom bay window fronted semi detached house with planning for a private driveway to the front located within the village of Johnstown with its range of amenities including a recently refurbished Primary School. The accommodation briefly comprises an arch fronted porch with stained and leaded glass panelled entrance door opening to the hall with staircase to 1st floor landing, Bay window fronted lounge, sitting/dining room with double doors opening to the conservatory and access into the kitchen. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a bathroom. Externally, the front garden provides the opportunity for a private driveway to match adjoining property. A side path leads to the rear garden which is mainly paved. NO CHAIN. Energy Rating - C (71)

LOCATION

Gwynfa is conveniently located within the Village of Johnstown approx. 4 miles to the South of Wrexham, and having a good range of day to day shopping facilities with primary and secondary schools all within easy reach. A regular public transport service operates locally and there are good road links to the A483 connecting Wrexham to Chester and Shropshire which provides easy daily access to the major commercial, industrial and tourism centres throughout the region. The nearby village of Ruabon includes a train station.



DIRECTIONS

From the A483 Bypass take the exit signposted Rhosllanerchrugog. At the traffic lights in Johnstown continue straight across to the next traffic lights. Turn right onto Park Street and the property will be observed on the right.

ON THE GROUND FLOOR

Arch fronted entrance porch with quarry tiled floor and leaded and stained glass entrance door opening to:

HALLWAY

With tiled flooring, stairs to first floor landing with useful storage cupboard below housing the modern consumer unit, mains wired smoke alarm, radiator and side part glazed external door.

LOUNGE

12'8 x 11'2

Upvc double glazed bay window to front, fireplace with tiled hearth, exposed wood flooring, picture rail, radiator and mains wired smoke alarm.

SITTING/DINING ROOM

13'1 x 11'4

Wood effect flooring, radiator, picture rail, recessed storage cupboards and double doors opening to:

CONSERVATORY

8'8 x 8'1

Upvc double glazed windows on a brick plinth, tiled flooring and external door.

KITCHEN

7'9 x 6'8

Adjoining the dining room with a fitted range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, gas cooker point, plumbing for washing machine, tiled flooring, upvc double glazed window, gas combination boiler and pantry cupboard off.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, picture rail, mains wired smoke alarm and storage cupboard.

BEDROOM ONE

13'3 x 9'3

Upvc double glazed bay window to front, fitted wardrobes and over head storage cupboards, radiator, picture rail and mains wired smoke alarm.

BEDROOM TWO

13'1 x 9'3

Upvc double glazed window to rear, fitted wardrobes and storage cupboards, radiator and mains wired smoke alarm.

BEDROOM THREE

7'3 x 7'0

Upvc double glazed window to front, radiator, picture rail and mains wired smoke alarm.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, bath, upvc double glazed window, tiled walls and radiator.

OUTSIDE

The property is approached from the front with planning consent for a private driveway which would accommodate two cars. A side path leads to the rear garden which is mainly paved.