



Park Street, Johnstown, LL14 2AB
Price £130,000

Reference: 19474057

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 two bedroom semi detached house with private drive and rear garden conveniently located within the village of Johnstown and its range of amenities briefly comprising a part glazed entrance door opening to the vestibule, lounge with double glazed window to front and stairs off to first floor. Kitchen/Diner appointed with a range of base and wall units with work surfaces areas and external door to the rear garden. On the first floor the landing has an airing cupboard with radiator and 6 panel doors open to 2 Double Bedrooms. The Front Bedroom has the benefit of a built in wardrobe. The Bathroom is appointed with a three piece white suite of low flush w.c., pedestal wash basin, bath with shower over. Externally, there is the benefit of a private driveway and a gated pathway that leads to the rear garden which has a stone paved patio and gravelled areas for ease of maintenance and store shed. Energy Rating - C (71)

LOCATION

Conveniently located within the Village of Johnstown which has a good range of convenient shopping facilities and social amenities including Convenience Store, Supermarket, Dentist and Pharmacy. The Primary School is within walking distance and there is a popular and frequent bus service that operates to Wrexham close by. The A483 link road allows for easy access to the commercial and industrial areas of the region and there is a train station within the nearby Village of Ruabon.



DIRECTIONS

Proceed along the A483 from Wrexham in a Southerly direction taking the exit signposted Rhosllanerchrugog. At the roundabout take the third exit, continue through Pentre Bychan into Johnstown and proceed through two sets of traffic lights taking the right turning into Park Street, where No. 10 The Larches will be observed on the right hand side.

ON THE GROUND FLOOR

Part glazed entrance door opening to:

VESTIBULE

With double glazed windows to side, coat hanging space and part glazed door to:

LOUNGE

14'9 x 12'8

Double glazed window to front with radiator below, fire surround, second radiator, stairs to first floor landing, mains wired smoke alarm, central ceiling light and part glazed door opening to:

KITCHEN/DINER

12'8 x 9'8

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and double glazed window above overlooking the rear garden, electric cooker point, plumbing for washing machine, part tiled walls, wall mounted Worcester gas combination boiler, part glazed external door, tiled flooring and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With six panel doors off to all rooms, mains wired smoke alarm and airing cupboard with radiator and slatted shelving.

BEDROOM ONE

12'8 x 8'6

Two double glazed windows to rear and radiator.

BEDROOM TWO

9'1 x 9'6

Double glazed window to front, radiator, wood effect flooring and built-in wardrobe with hanging rail, shelf and ceiling light.

BATHROOM

Appointed with low flush w.c, pedestal wash basin, bath with Triton electric shower unit above, chrome heated towel rail, fully tiled walls, ceiling hatch to roof space, double glazed window and tiled flooring.

OUTSIDE

To the front of the property is a private driveway alongside a lawned garden. A gated side path leads to the rear garden which has been designed for low maintenance to include paved patio area, decorative gravel and garden shed.