
Wingetts

More than just estate agents



2 Pant Glas, Wrexham, LL14 2BF

Price £115,000

A spacious 2 bedroom ground floor apartment presented in excellent condition located within this popular residential development on the fringe of the village of Johnstown with its convenient range of amenities. The apartment briefly comprises a communal entrance door with intercom system including letterboxes, private entrance door opening to the hall with wood effect laminate flooring and useful storage cupboard off. A spacious open plan Lounge/Dining/ Kitchen provides a sociable entertaining space with UPVC double glazed French doors opening onto a private patio area. The Kitchen area is fitted with a range of base and wall cupboards incorporating fridge freezer, plumbing for washing machine, oven and hob. The principal bedroom benefits from a built in double wardrobe, walk through wardrobes and an en-suite shower room. Bedroom 2 can also accommodate a double bed. The Bathroom is appointed with a white suite. To the outside there is an allocated parking area, generous number of visitor spaces as well as communal landscaping and bin store. NO CHAIN. Energy Rating

- C (74)

LOCATION

Pant Glas is a purpose built development of Apartments located approx. 4 miles from Wrexham in close proximity to the A483 by-pass giving access to both Oswestry and Chester. The Villages of Johnstown and Rhosllanerchrugog provide a good range of day to day shopping facilities and social amenities, whilst the city of Wrexham has the benefit of major high street retailers and facilities. The neighbouring village of Ruabon includes a train station.

DIRECTIONS

From Wrexham take the A483 Wrexham to Chester by-pass towards Oswestry exiting at the Rhostyllen roundabout signposted Rhosllanerchrugog. Take the third exit off the roundabout entering the Village of Johnstown, continue on the main road and the high street for approx. 1 ½ miles, thereafter turn right immediately before the supermarket, continue for approx. 500 yards and the Development will be observed on the left hand side with No. 2 being located in the first block on the left.

ACCOMMODATION

Communal entrance door with intercom system opening to:

HALL

With stairs to all floors and personal letterboxes. Private entrance door opens to:

HALLWAY

Featuring wood effect laminate flooring, four panel doors off to all rooms, mains wired smoke alarm, radiator and storage cupboard housing the hot water cylinder.

LOUNGE/DINING/KITCHEN 20'7 max x 20'0 max (6.27m max x 6.10m max)

A spacious reception room having a continuation of the wood effect laminate flooring, inset ceiling spotlights, upvc double glazed window, upvc double glazed French doors opening to the private patio area, intercom system and three radiators. The kitchen area is fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with extractor hood above and electric oven/grill below, integrated fridge freezer, plumbing for washing machine, tiled flooring, part tiled walls, concealed gas boiler, and 1 1/2 bowl stainless steel single drainer sink unit with mixer tap.

BEDROOM ONE 12'6 x 9'9 max (3.81m x 2.97m max)

Upvc double glazed window, radiator, two door built-in wardrobe, walk-through wardrobes with two hanging rails and newly fitted carpet.

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, enclosed shower with mains thermostatic shower, inset ceiling spotlights, extractor fan, tiled flooring and shaver socket.

BEDROOM TWO 10'3 x 11'1 (3.12m x 3.38m)

Upvc double glazed window to front, radiator and newly fitted carpet.

BATHROOM 7'5 x 6'6 (2.26m x 1.98m)

Appointed with a white suite of pedestal wash basin, low flush w.c, bath with mixer tap and hand held shower take-off, part tiled walls, tiled flooring, radiator, inset ceiling spotlights and extractor fan.

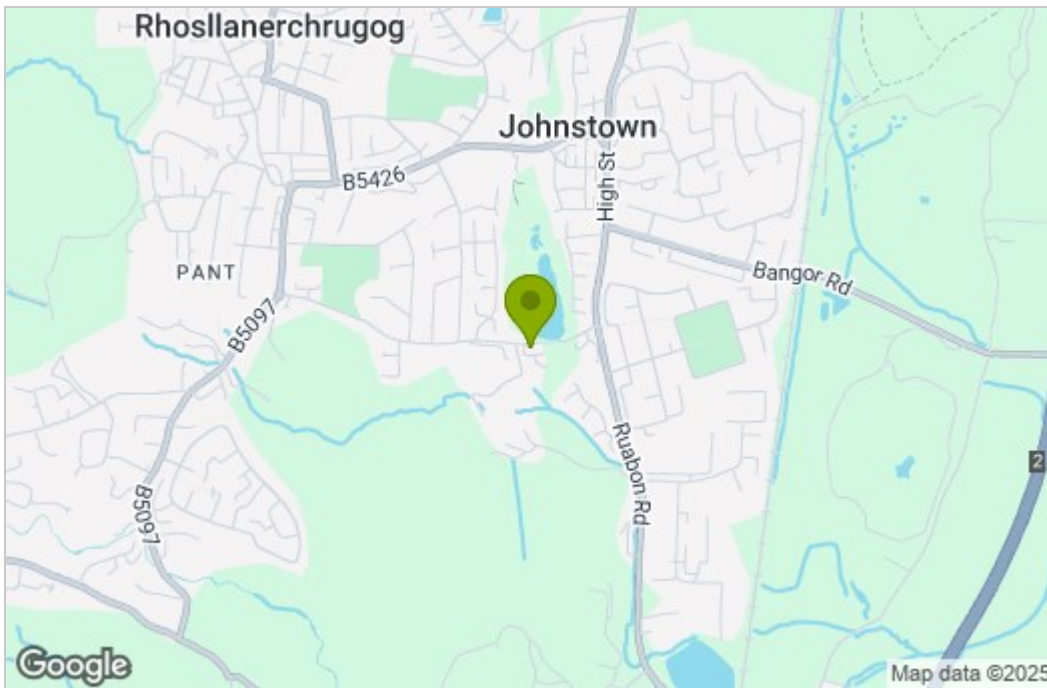
OUTSIDE

The property has the benefit of one allocated parking bay and there are also numerous visitor spaces. There are communal gardens and this apartment includes a private paved patio area.

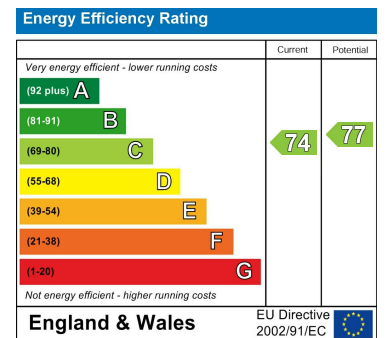




Area Map



Energy Efficiency Graph



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