



Penlan, Johnstown, LL14 1PS

Price £220,000

Reference: 19476063

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 very well presented 2 bedroom detached bungalow with garage and conservatory located within this popular established development known as Nant Park in the village of Johnstown with its good range of amenities, doctors, dentists, Pharmacy and frequent bus service. Having the benefit of gas fired central heating and Upvc double glazing, the accommodation briefly comprises a welcoming hall with 2 useful store cupboards, light and airy lounge with dining area and gas fire in surround, modern grey gloss fitted kitchen with some integrated appliances and breakfast bar, 2 bedrooms, one of which leads to a conservatory overlooking the rear garden. The shower room offers a modern white suite with walk in shower. Externally, a triple width tarmacadam drive leads alongside the bungalow to the brick built garage. The enclosed rear garden includes a paved patio with lawn beyond, additional patio area and useful lockable store room/workshop. NO CHAIN. Energy Rating - D (60)

LOCATION

The village of Johnstown is located approximately five miles from Wrexham City Centre and has a good range of day to day shopping facilities, supermarket, social amenities and primary school. There is a bus service that operates in the area together with good road links to the A483 bypass and Wrexham which allows for daily commuting to the major commercial and industrial centres of the region.



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. Follow the road to the left onto Brynhyfryd, left onto Rhodfa Ganol and left into Penlan and the bungalow will be observed on the right.

ACCOMMODATION

Upvc part glazed entrance door opening to:

HALLWAY

With oak veneer internal doors, radiator, ceiling hatch to roof space and two useful storage cupboards.

LOUNGE/DINING ROOM

21'2 max x 14'1 max

A spacious reception room having two upvc double glazed windows to front, two radiators, coving to ceiling and gas fire in surround.

KITCHEN

9'6 x 9'1

Appointed with a modern range of gloss grey fronted base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with oven/grill below and stainless steel extractor hood above, single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, concealed Worcester gas combination boiler, breakfast area, integrated fridge, plumbing for washing machine and upvc part glazed external door.

BEDROOM ONE

13'8 x 9'2

Upvc double glazed window to rear and radiator.

BEDROOM TWO

9'3 x 11'7

Wood effect flooring, radiator and sliding patio doors leading to the:

CONSERVATORY

9'9 x 9'7

Upvc double glazed windows on a brick plinth overlooking the rear garden, French doors, radiator and tiled flooring.

SHOWER ROOM

Appointed with a modern white suite of low flush w.c, wash basin with vanity unit below, shower enclosure with electric shower unit, chrome heated towel rail, upvc double glazed window, fully tiled walls and extractor fan.

OUTSIDE

The property is approached along a triple width driveway providing ample parking and guest parking and leading to the:

DETACHED GARAGE

16'9 x 8'5

Having up and over door, lighting and power. A gated path leads to the rear garden with a stone paved patio with lawned garden beyond, further paved patio and mainly timber lapped fencing to boundaries.