



22 Pant Glas, Johnstown, LL14 2BF

Price £120,000

A well presented and spacious 2 bedroom first floor apartment enjoying a pleasant aspect from the good sized balcony 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 and stairs to all floors. On the first floor a private entrance door opens to the hall with wood effect laminate flooring and useful storage/airing cupboard off. A spacious open plan

Lounge/Dining/ Kitchen provides a sociable entertaining space with UPVC double glazed French doors opening onto the balcony with space for a table and chairs. 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 dressing area 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 (77)

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.

ACCOMMODATION

Communal entrance door with intercom system opening to:

COMMUNAL HALL

With private letterboxes and stairs to all floors. On the first floor a private entrance door opens to:

HALLWAY

With wood effect flooring, four panel doors off to all rooms, radiator, storage cupboard housing the hot water cylinder and central heating thermostat.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA 22'0 x 13'4 (6.71m x 4.06m)

An impressive sociable light and airy living area having wood effect flooring, two radiators, inset ceiling spotlights, intercom system, upvc double glazed windows and upvc double glazed French doors opening to a walk-on balcony enjoying a pleasant tree lined aspect. The kitchen area is fitted with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, four ring gas hob with stainless steel extractor hood above, oven/grill, plumbing for washing machine, integrated fridge freezer, part tiled walls and tiled flooring.

BEDROOM ONE 12'8 x 8'5 (3.86m x 2.57m)

A double bedroom with upvc double glazed window to front, radiator, built-in wardrobe and walk-through dressing area to:

EN-SUITE

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

BEDROOM TWO 11'3 x 10'6 (3.43m x 3.20m)

A double bedroom with upvc double glazed window and radiator.

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

Appointed with a low flush w.c, pedestal wash basin with tiled splashback, bath with tiled splashback, radiator, inset ceiling spotlights, extractor fan and tiled flooring.

OUTSIDE

The property has the benefit of an allocated parking bay together with shared visitor spaces. There are communal gardens and a bin store.

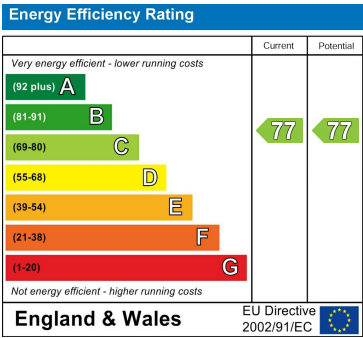
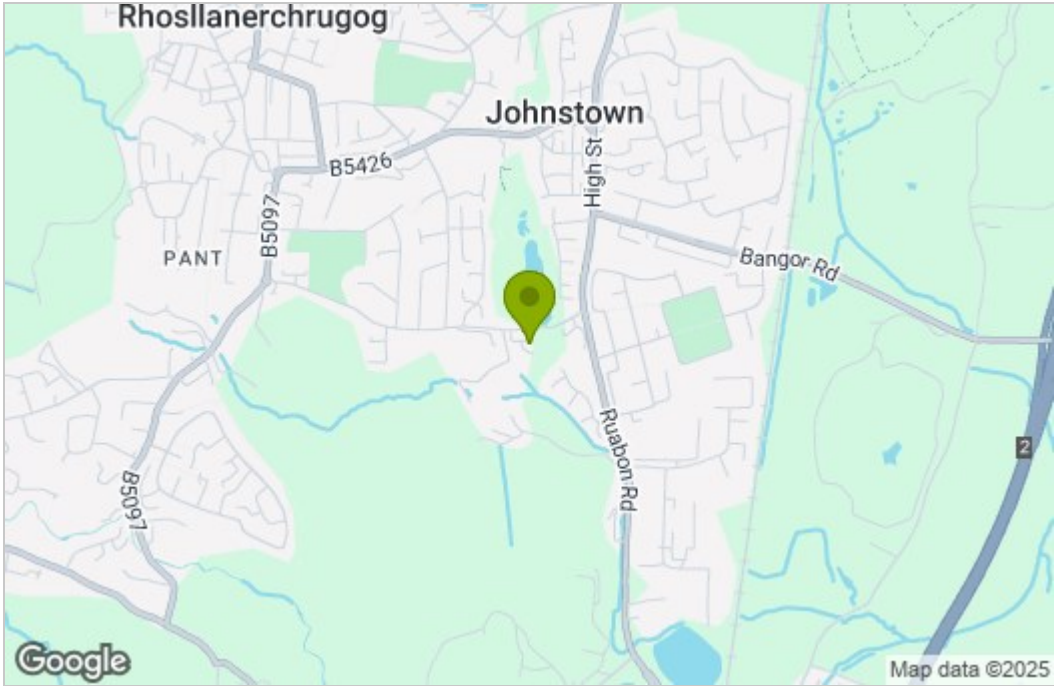
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Area Map

Energy Efficiency Graph



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