

17 Y Fron

, Wrexham

LL14 1UP

Grow
SALES + LETTINGS

Offers in the Region Of £196,000

Semi Detached Property

Perfect family home

NO onward chain

Three bedrooms

Gardens to front and rear

Private Driveway

Early viewing advised

Energy Rating - D (68)



Available with no onward chain - A superb opportunity to purchase this fantastic three-bedroom semi-detached family residence situated within the popular residential village location of Johnstown. In need of some modernisation this spacious and flexible living accommodation briefly comprises; entrance hallway, kitchen, lounge with archway to dining room providing access to the rear garden via patio doors. On the first floor there are three good sized bedrooms and a family bathroom. The property benefits from gas central heating and brand new double glazed Upvc windows and doors throughout. Externally the property has a driveway providing off-road parking to the front and an enclosed rear garden with a raised decked area which is perfect for entertaining family and friends. An internal inspection is absolutely essential to fully appreciate what is on offer, be the first to snap up this property by arranging a viewing today. Energy Rating – D



Grow Property, 5 King Street, Wrexham, LL11 1HF

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<http://growproperty.co.uk>



Location

The village offers a good range of local amenities including a Primary school, supermarket, shops, chemist and being within close proximity of the A483 bypass and a regular bus service.

Exterior

The front garden is accessed via double gates, to the left is a gravel garden and a brick paved driveway leading to the garage which has power and lighting. To the rear there is a raised decked area which is perfect for outdoor entertaining and soaking up the sunshine. Additionally there is a lovely lawn, outdoor tap, shed and pond.

ACCOMMODATION

Entrance Hallway

With fitted carpet, radiator, power points and fitted carpet to stairway leading to the first floor.

Lounge 14' 3" max x 12' 2" (4.34m x 3.71m)

This bright room enjoys a double-glazed window, laminate flooring, wall lights, power points, electric fire with feature brick surround, radiator and Phone point. Archway through to dining room.

Dining Room 11' 3" x 9' 8" (3.43m x 2.94m)

With laminate flooring, radiator, power points and double patio doors leading to the rear garden.

Kitchen 11' 2" x 6' 3" (3.40m x 1.90m)

Fitted with a range of wall, base units and worktops. Additionally there are power points, stainless steel sink with drainer, mixer tap and splash back, electric hob, space for cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, understairs storage and external door leading to the garden.

Landing

With fitted carpet, storage cupboard and loft access which is fully insulated.

Bedroom One 10' 8" x 9' 8" min (3.25m x 2.94m)

Front aspect double bedroom with a double glazed window, power points, radiator, fitted wardrobes and fitted carpet.

Bedroom Two 12' 6" x 8' 5" (3.81m x 2.56m)

Rear aspect double bedroom with a double glazed window, power points, radiator, overhead storage cupboards/fitted wardrobe and fitted carpet.

Bedroom Three 8' 9" x 7' 1" (2.66m x 2.16m)

Rear aspect single bedroom with a double glazed window, power points, radiator and fitted carpet.

Family Bathroom 7' 0" x 5' 9" (2.13m x 1.75m)

Fitted with a three piece white suite comprising of a low level w.c, wash hand basin, paneled bath with Triton electric shower, part tiled walls, vinyl flooring, frosted double glazed window, extractor fan and shaver point.



FLOORPLANS

Energy performance certificate (EPC)

17 Y Fron
Johnstown
WREXHAM
LL14 1UP

Energy rating

D

Valid until:

5 June 2032

Certificate
number:

**0330-2286-9160-2902-
4681**

Property type Semi-detached house

Total floor area 69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		