

BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

14 Plas Tirion, Johnstown,
Wrexham LL14 1UR

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Available with NO ONWARD CHAIN, this cleanly presented two bedroom semi-detached bungalow is double glazed and centrally heated from a modern boiler. The living room of the property and conservatory extension have aspects towards the rear, well-stocked and landscaped garden. Parking is to a tarmac driveway which leads to a garage and in addition there is a greenhouse and timber store shed. EPC Rating – 68|D.

Accommodation

Entrance Hall: 14' 0" x 3' 4" (4.26m x 1.01m)

Approached through a double glazed door. Radiator. Telephone point. Built-in cloaks cupboard containing fitted shelving.

Living Room/Dining Room: 16' 9" x 13' 1" (5.11m x 3.98m) maximum. Laminate oak-effect flooring. Two radiators. Large loft access-point to insulated roof space. Focal point fireplace with electric fire. Dimmer control lighting. Television aerial point. Central heating thermostat. Door-chimes. Sliding double glazed patio doors to:

Conservatory: 11' 4" x 8' 8" (3.45m x 2.65m)

Constructed with PVCu double glazed elevations beneath a twin-wall polycarbonate roof. Television aerial point. Radiator. Sliding double glazed patio door to rear Patio.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen: 10' 2" x 6' 11" (3.11m x 2.11m) Fitted with a range of maple panel-effect fronted units comprising stainless steel single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets. Space for refrigerator. Space with plumbing for automatic washing machine. Radiator. Tiling to floor. Tiling to work areas. Built-in electric oven and grill with four-ring stainless steel finished gas

hob above. Boiler cupboard off containing wall mounted "Worcester" gas-fired central heating boiler. Double glazed back door. Double glazed window.

Bedroom 1: 12' 4" x 10' 8" (3.76m x 3.26m) Radiator. Double glazed window. Television aerial point. Telephone point. Fitted range of five-doored wardrobes.





Bedroom 2: 11' 0" x 10' 8" (3.35m x 3.26m)
Radiator. Double glazed window. Telephone point. Range of five-doored fitted wardrobes.

Shower Room: 7' 0" x 5' 6" (2.14m x 1.67m)
Fitted with a three piece suite comprising close flush w.c., vanity wash hand basin and shower tray having enclosing glazed cubicle with thermostatic shower above. Full tiling to two walls including shower. Tiling to floor. Radiator. Double glazed window.

Outside: To the front elevation there is a tarmacadam Parking Driveway having brick edging leading to the Detached Garage 5.27m x 2.90m. The front garden is laid to lawn with central specimen tree having stocked flower and shrubbery borders with screening planting to the highway. At the rear there is a brick paved Patio and Seating Area with dwarf retaining walls to deep stocked rockery border to a raised lawn, which is screened from the rear by mature hedging. There is a feature central palm tree. Between levels there is a sloping pathway, which also leads to the Greenhouse and timber Store Shed. Rear security light. Cold water tap.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the boiler cupboard off the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

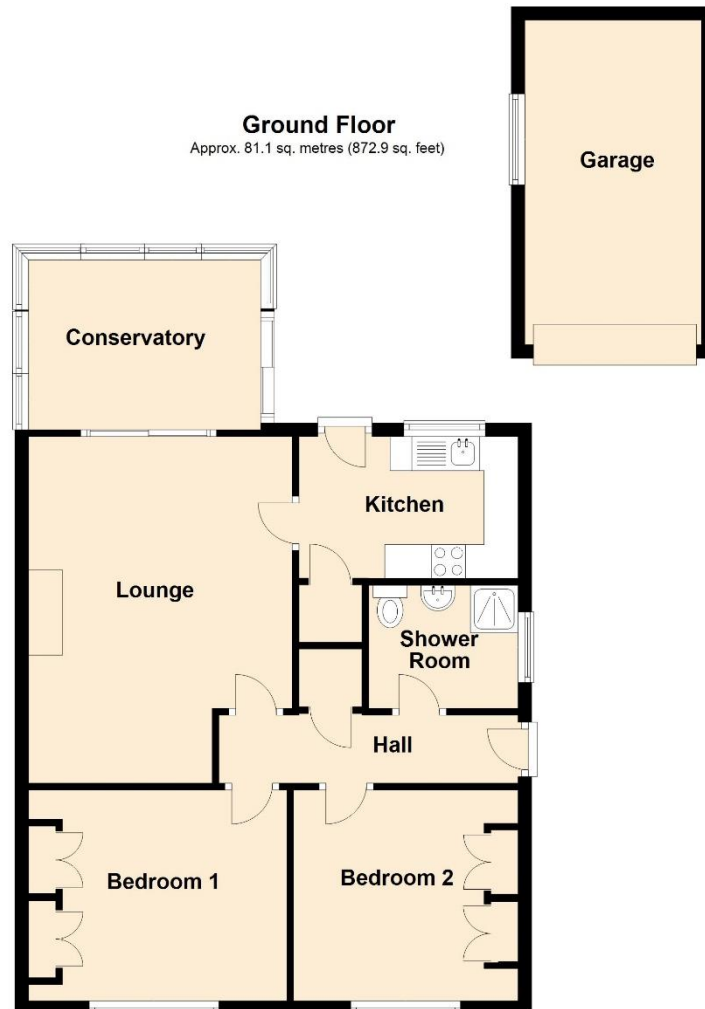
Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the roundabout signposted Rhosllanerchrugog, at which take the exit signposted B5605 Johnstown. Continue into Johnstown village and opposite the Tan y Clawdd Garage turn left onto Nant Parc. Bear left inside the development descending the hill (Bryn Hyfryd). Continue and take the second turning right into Maes Isaf and then first left into Doran. Turn right into Plas Tirion, when the bungalow will be approached on the right-hand side.



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