

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

48 Bangor Road, Johnstown,
Wrexham LL14 2SP

🏠 2 Bedrooms

🚿 1 Bathroom

48 Bangor Road, Johnstown, Wrexham LL14 2SP



General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this mature two double bedroom and home office semi-detached house is situated in a highly sought-after part of the village and boasts two reception rooms together with a driveway and single garage to the rear. Internally the property is ripe for internal modernisation and potentially reconfiguration, depending on the new owners' personal tastes and needs and a viewing is strongly advised so people can fully appreciate the possibilities. The living accommodation briefly comprises an entrance hallway; living room; dining room; kitchen; landing; main bedroom; further double bedroom which currently provides access to the rear landing, home office and family bathroom.

Location: The property is located on the fringe of the village less than a mile from the nearest access-point onto the A483, which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south. The village provides a range of amenities including a Primary School, Dental Surgery and a variety of Shops including a large Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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1 King Street Wrexham LL11 1HF

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Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator. Covered ceiling.

Living Room: 11' 6" x 10' 5" (3.50m x 3.17m)
PVCu double glazed window to the front elevation. Radiator. Picture rail. Covered ceiling.

Dining Room: 14' 1" x 12' 6" (4.29m x 3.80m)
PVCu double glazed window to the rear elevation. Two radiators. Feature fire surround. Picture rail. Walk-in storage cupboard.

Kitchen: 16' 5" x 7' 11" (5.00m x 2.42m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit. Wall tiling. Tiled floor. Radiator. Plumbing for washing machine. Electric point for cooker. "Potterton" gas boiler.

On The First Floor:

Landing: PVCu double glazed window to the side elevation.





Bedroom 1: 14' 2" x 11' 6" (4.33m x 3.51m) Two PVCu double glazed windows to the front elevation. Radiator. Coved ceiling. Storage cupboard.

Bedroom 2: 14' 2" x 12' 6" (4.31m x 3.80m) PVCu double glazed window to the rear elevation. Radiator. Coved ceiling.

Rear Landing:

Home Office: 8' 3" x 4' 7" (2.51m x 1.40m) PVCu double glazed window to the side elevation. Radiator.

Bathroom: 8' 0" x 7' 9" (2.44m x 2.35m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Fully tiled walls. Airing cupboard.

Outside: Externally there is a lawned garden to the front elevation bordered by mature plants. The rear garden combines a Patio Area leading off the Kitchen, two attached Outbuildings, further lawned section flanked by a herb garden and a Garage and driveway providing Off-Road Parking.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Potterton" gas-fired boiler situated in the Kitchen.

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

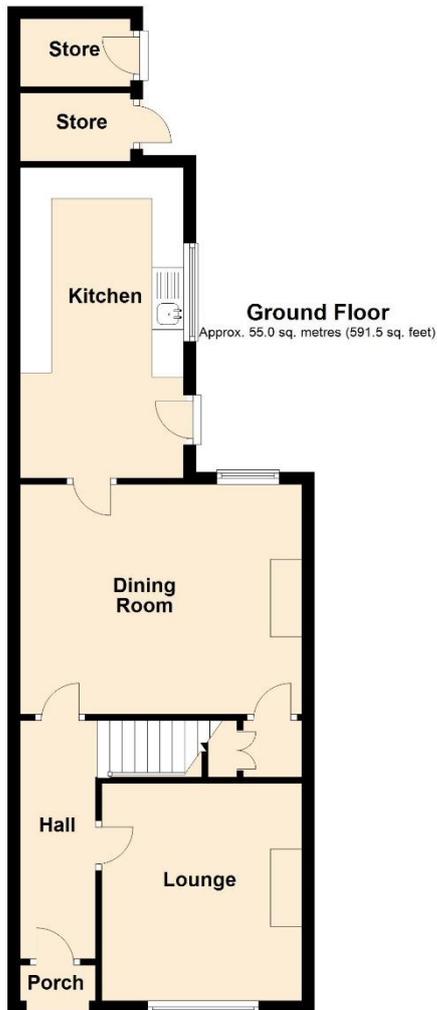
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 52|E.

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

Directions: For satellite navigation purposes use the post code LL14 2SP. Proceed south from Wrexham on the A483 in the direction of Oswestry until taking exit 2 sign-posted B5426 Bangor on Dee. At the exit slip turn right and then continue for approximately half a mile until passing underneath the railway bridge at the entrance to the village. The property will be seen after a short distance on the left-hand side of the road.





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