

# BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

Hafan, Wrexham Road, Johnstown,  
Wrexham LL14 1PE

🏠 3 Bedrooms

🚿 1 Bathroom



## Hafan, Wrexham Road, Johnstown, Wrexham LL14 1PE



### General Remarks

Providing excellent scope for refurbishment, this handsome traditional detached bungalow occupies a gardens and grounds extending to approximately 0.39 of an acre. The property enjoys an elevated position having views towards farmland. The accommodation comprises a recessed porch to a wide entrance hallway with two reception rooms, kitchen with pantry off together with a main bedroom and bathroom. On the first floor there is a spacious landing and two further double bedrooms.

### Accommodation

#### Recessed Porch to:

**Entrance Hall:** 10' 10" x 8' 10" (3.31m x 2.69m)

Approached through a traditional oval glazed door with rose pattern lead-lighted and stained glass reveal. Matching rectangular windows to either side with arched window above. Woodblock flooring. Stairs off. Smoke alarm. Understairs storage cupboard.

**Dining Room:** 13' 9" x 12' 0" (4.18m x 3.66m) Original windows with lead-lighting and stained glass to front and gable end elevations. Tiled fireplace and hearth. Picture rail. Coved finish to ceiling.

**Lounge:** 16' 2" x 13' 4" (4.94m x 4.06m) into bay window. PVCu double glazed bow window. Original windows to gable elevations. Tiled fireplace and hearth. Electric night storage heater. Picture rail. Coved finish to ceiling.

**Inner Hallway:** 11' 9" x 2' 11" (3.57m x 0.89m) Archway to Front Reception Hall.

**Kitchen (presently Breakfast Room):** 10' 6" x 10' 2" (3.19m x 3.10m) Original window to side elevation. Tiled fireplace and hearth. Corner airing cupboard containing hot water cylinder with immersion heater.



## 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.



**Pantry (presently Kitchen):** 6' 9" x 3' 10" (2.06m x 1.17m) Fitted Belfast sink unit with single drainer. Fitted work surface. Double glazed window.

**Ground Floor Bedroom 1:** 12' 0" x 10' 1" (3.66m x 3.08m) Double glazed window. Picture rail.

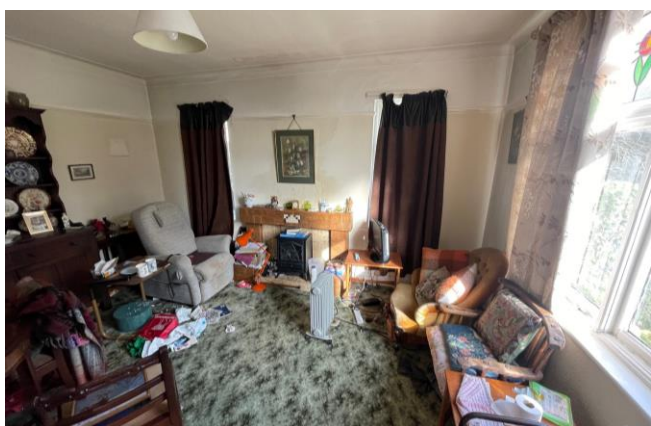
**Bathroom:** 7' 6" x 6' 8" (2.28m x 2.04m) Fitted with an original three piece white suite comprising a low flush w.c., pedestal wash hand basin and enamelled panelled bath. Half tiling to walls with border tile. Double glazed window. Chrome finished heated towel rail.

#### On The First Floor:

**Landing:** 15' 11" x 8' 10" (4.85m x 2.70m) maximum. Double glazed window.

**Bedroom 2:** 13' 5" x 11' 11" (4.10m x 3.64m) Original window to gable elevation. Picture rail. Tiled fireplace and hearth.

**Bedroom 3:** 12' 0" x 11' 11" (3.67m x 3.64m) Original window to gable elevation. Picture rail. Tiled fireplace and hearth.









**Outside:** The property occupies a position elevated above the roadway approached by a sloping driveway with iron gates to the highway. The front garden is level and laid to lawn having stocked borders with mature trees. There are views from the front elevation of the property over the highway towards farmland beyond. The rear garden is sloping and mainly lawned set behind a retaining wall from the property. The boundaries are well-defined. The plot, by calculation, extends to approximately 0.39 acres.

**Services:** Mains gas, water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. Heating is via open fires. The domestic hot water is effected by a conventional electrical immersion heater system.

**Tenure:** Freehold. Vacant Possession on Completion.

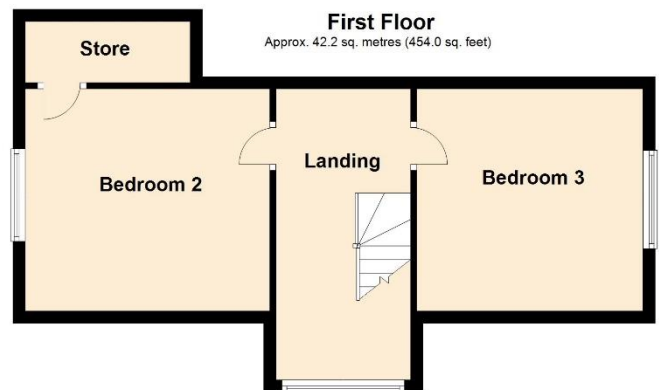
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 1|G.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** Leave Wrexham city centre on the Ruabon Road continuing through Felin Puleston and into Rhostyllen. Continue through Rhostyllen to the roundabout beneath the A483 at which take the second exit signposted B5605 Johnstown. Ascend the hill, passing Packsaddle, and approximately half-way up the hill the property will be observed elevated above the highway on the right-hand side.





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.