

BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

🏠 2 Bedrooms 🚿 1 Bathroom

7 Brynhyfryd Johnstown,
Wrexham LL14 1PR

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General Remarks

This extended two double bedroom semi-detached bungalow has undergone a major scheme of modernisation in recent years and now boasts a thoroughly contemporary kitchen and bathroom as well as a garden room which leads off the main living room. Beautifully presented throughout, the property also benefits from PVCu double glazing, a combination boiler and a good sized driveway. Internally the property briefly comprises an entrance hallway, living room, garden room, kitchen/breakfast room, two bedrooms and a family bathroom complete with white suite. Situated in the ever popular Nant Parc, an early viewing could not come more highly recommended.



Location: The property occupies a pleasant position within the well-established popular residential area known as "Nant Parc". Johnstown lies on the B5605 approximately one mile from junction 3 of 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 Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

Accommodation

Entrance Hallway: PVCu double glazed door to the side elevation. Laminate flooring. Attic hatch. Coved ceiling. Two storage cupboards.

Living Room: 15' 10" x 11' 11" (4.82m x 3.64m) Wooden glazed double-doors to the rear elevation. Radiator. Down-lighters.

Garden Room: 12' 4" x 10' 0" (3.77m x 3.06m) PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Radiator. Wood-effect flooring. Down-lighters.

Kitchen/Breakfast Room: 13' 6" x 8' 5" (4.12m x 2.57m) PVCu double glazed stable door and window to the rear elevation. PVCu double glazed window to the side elevation. Shaker-style wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for range-style cooker.

Cooker hood. Plumbing for washing machine. Space for an American-style fridge freezer. Wall tiling. Breakfast bar. Radiator. Wood-effect flooring. Down-lighters.

Bedroom 1: 15' 3" x 8' 10" (4.65m x 2.70m) plus alcove. PVCu double glazed bow window to the front elevation. Radiator.

Bedroom 2: 11' 7" x 7' 10" (3.53m x 2.39m) PVCu double glazed bow window to the front elevation. Radiator.

Bathroom: 8' 1" x 5' 11" (2.47m x 1.81m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

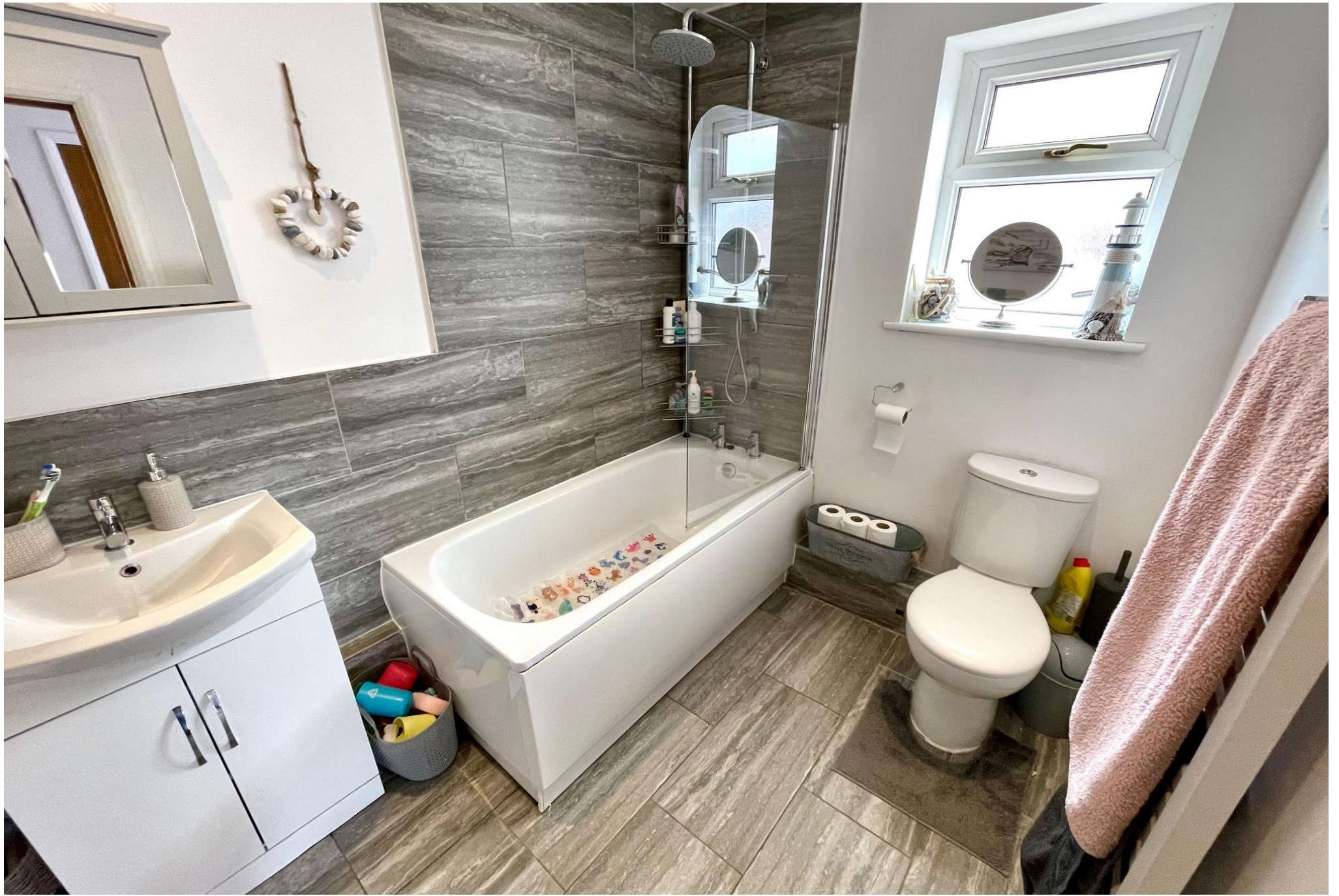
Outside: Externally there is a driveway to the front of the property allowing for a generous amount of Off-Road Parking. There is a block paved Patio in the side elevation leading up to the Single Garage. The rear garden has predominantly been laid to lawn.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted gas-fired combination boiler located in the loft space.

Tenure: Freehold. Vacant Possession on Completion.









Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 70|C.

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

Directions: For satellite navigation purposes use the post code LL14 1PR. Leave the A483 city by pass at junction 3. At the Starbucks roundabout take the third exit signposted for Johnstown/Rhos. Proceed through the village of Johnstown until reaching the BP Garage Convenience Store on the right, at which turn left into Nant Parc. Follow the road around to the right and after the road bends to the left, the property will be observed on the right-hand side of the road.

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Ground Floor

Approx. 89.5 sq. metres (963.8 sq. feet)



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