

# BOWEN

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Offers in the region of £210,000

50 Bangor Road, Johnstown,  
Wrexham LL14 2SP

🏠 3 Bedrooms

🚿 1 Bathroom



# 50 Bangor Road, Johnstown, Wrexham LL14 2SP



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### General Remarks

Presented to a high standard throughout, this charming three bedroom semi-detached house boasts two reception rooms and numerous character features. With double glazed windows and a combination boiler, the property also benefits from a modern kitchen and white bathroom suite. Internally the living accommodation briefly comprises an entrance hallway with a patterned quarry tiled floor, sitting room, living room, kitchen, landing, main bedroom, two further bedrooms and a family bathroom. In summary, a cracking family home, and an early viewing comes highly recommended.

**Location:** The property is located on the fringes 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 Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed window to the front elevation. Radiator. Patterned quarry tiled floor. Understairs storage cupboard. Coved ceiling.

**Sitting Room:** 11' 5" x 10' 5" (3.48m x 3.17m) PVCu double glazed window to the front elevation. Radiator. Feature fire surround and hearth. Exposed wooden floorboards. Picture rail. Coved ceiling.

**Living Room:** 14' 2" x 12' 5" (4.32m x 3.79m) PVCu double glazed window to the rear elevation. Radiator. Fire recess. Picture rail.

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:** 15' 10" x 7' 11" (4.82m x 2.41m) PVCu double glazed door and window to the side elevation. White wall and base units with complementary wood-effect work surfaces. Integral five-burner gas hob. Cooker hood. Integral electric oven. Stainless steel sink with mixer tap. Space for American-style fridge freezer. Plumbing for washing machine. Space for tumble dryer. Wall tiling. Tiled floor. "Ideal Logic" combination boiler.

#### On The First Floor:

**Landing:** Attic hatch with drop-down ladder.

**Bedroom 1:** 13' 7" x 11' 6" (4.13m x 3.51m) Two PVCu double glazed windows to the front elevation. Radiator. Exposed wooden floorboards.

**Bedroom 2:** 12' 5" x 10' 11" (3.79m x 3.32m) plus recess. PVCu double glazed windows to the rear and side elevations. Radiator. Feature fire surround.

**Bedroom 3:** 8' 0" x 7' 5" (2.45m x 2.25m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.









**Bathroom:** 8' 8" x 4' 10" (2.63m x 1.48m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Heated towel rail.

**Outside:** Externally there is a low maintenance artificial grassed garden to the front of the property, whilst the rear garden combines a further artificial grassed section with a courtyard having two brick Outbuildings and a driveway at the end of the garden.

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

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

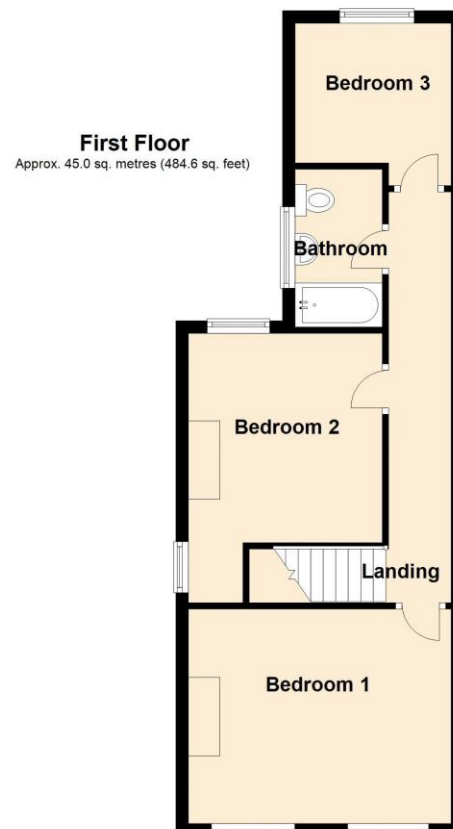
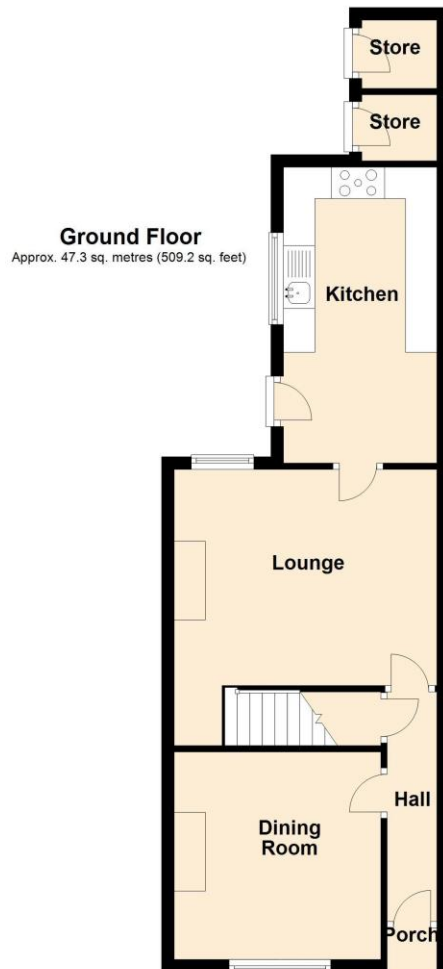
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 67|D.

**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 signposted B5426 Bangor on Dee. At the exit slip road turn right and then continue for approximately half a mile until passing beneath a railway bridge at the entrance to the village. The property will then be seen after a short distance on the left-hand side of the road.





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