

BOWEN

PROPERTY SINCE 1862



Asking Price £180,000

🏠 2 Bedrooms 🚿 1 Bathroom

15 Berwyn, Johnstown,
Wrexham LL14 1YE

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General Remarks

Situated in the ever popular Nant Parc development in Johnstown, this two bedroom semi-detached bungalow is located within a cul-de-sac and is offered for sale with the benefit of NO ONWARD CHAIN. The property is double glazed throughout and both the kitchen and bathroom have been replaced and upgraded by the current owner. With a "Worcester" boiler, the living accommodation briefly comprises of an entrance hallway, living room, kitchen, main bedroom, further double bedroom and a bathroom with a white suite. Viewing advised.

Accommodation

Entrance Hallway: PVCu double glazed window to the side elevation. Radiator. Wood-effect flooring. Attic hatch. Storage cupboard.

Living Room: 16' 8" x 13' 0" (5.08m x 3.96m) PVCu double glazed window to the rear elevation. Radiator. Gas fire with feature surround. Wood-effect flooring.

Kitchen: 13' 0" x 6' 11" (3.96m x 2.10m) PVCu double glazed door and window to the rear elevation. Modern wall and base units with complementary work surfaces. Integral gas hob and electric oven. Cooker hood. Plumbing for washing machine and dishwasher. Space

for fridge freezer. Tiled floor. Wall tiling. "Worcester" boiler.

Bedroom 1: 12' 4" x 10' 10" (3.76m x 3.29m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Bedroom 2: 10' 10" x 10' 10" (3.31m x 3.29m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Bathroom: 7' 2" x 5' 5" (2.19m x 1.66m) PVCu double glazed window to the side elevation. White three piece suite comprising a p-shaped panelled bath, pedestal wash hand basin and low level w.c. Heated towel rail. Tiled floor. Wall tiling.

Outside: Externally there is a lawned garden to the front of the property with a driveway to the side elevation providing Off-Road Parking and leading up to the Single Garage. The rear garden has 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 "Worcester" gas-fired boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agents.

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.





EPC: EPC Rating – 66|D.

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

Directions: For satellite navigation purposes use the post code LL14 1YE. 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 a third of a mile until entering the village. Upon entering the speed restriction signs take the first turning on the right into Snowdon Drive. At the next T junction bear right onto Worsley Avenue. Continue for about 400 yards until turning the first left into Glasfryn and then right into Berwyn, where the property will be observed on the left-hand side of the road after approximately 50 metres.

Ground Floor
Approx. 66.9 sq. metres (720.3 sq. feet)

