

BOWEN

PROPERTY SINCE 1862



Offers in the region of £185,000

3 Plas Hafan, Nant Parc, Johnstown,
Wrexham LL14 1RA

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

NO CHAIN - A modern extended, attractively presented, two double bedroom semi-detached home in a popular village cul-de-sac location close to amenities.

This attractively presented extended semi-detached home is ideally suited to the first time buyer. It comprises a side pitched roof extension accommodating the entrance hall and cloakroom; full width kitchen diner across the front of the house with integrated dishwasher and double oven cooker; lounge with sliding patio doors to a 10' square conservatory. Upstairs a central landing leads to two double bedrooms and a fully tiled white bathroom with over-bath shower. The house is electrically heated and PVCu double glazing with matching fascias is installed throughout. Outside there is a gated parking space and lawned garden at the front. A gated side path to the rear mainly lawned garden with a choice of seating areas and timber shed. **NO ONGOING CHAIN.**

Location: The property stands within a cul-de-sac towards the top end of the popular Nant Parc residential area. It is approximately two miles 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 Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

Constructed: of brick-faced external cavity walls beneath a tiled roof.

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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.

Accommodation

On The Ground Floor:

Extended Hall: 9' 8" x 9' 5" (2.94m x 2.87m)

Approached through a part double glazed PVCu framed door. Electric night storage heater. Inset and pendant lighting points. Oak finished laminate flooring. Double power point.

Cloakroom: 5' 5" x 4' 8" (1.65m x 1.42m) Fitted four piece white suite comprising a pedestal wash hand basin, close coupled dual flush w.c. and bidet. Part tiled walls. Electric panel radiator. Inset ceiling lighting. Loft access-point. Wall mounted electric convector heater.

Dining Kitchen: 14' 7" x 12' 1" (4.44m x 3.68m)

maximum. The Kitchen Area is fitted with white fronted laminate units including a single drainer one-and-a-half-bowl composite sink with monobloc mixer tap attachment inset into a range of three-doored base units including one corner cabinet and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher, wine-rack and plumbing for a washing machine. Slot-in "New World" electric double oven with integrated filter hood above set between six-doored suspended wall cabinets. Understairs storage cupboard. Ceramic tiled splash-back. Electric night storage heater. Further single base unit with wall cupboard above. Five double power points.





Lounge: 14' 7" x 11' 8" (4.44m x 3.55m) Ornamental marble finished fireplace surround with living flame electric fire. Electric night storage heater. Television aerial point. Three double power points. Coved ceiling. Oak finished laminate flooring. Sliding patio doors to:

Conservatory: 10' 4" x 10' 0" (3.15m x 3.05m) Of PVCu framed double glazed construction over a cavity brick plinth. French windows to the rear garden. Electric night storage heater. Ceramic tiled floor. Two double power points. Central fan/light fitting.

On The First Floor:

Landing: Electric night storage heater. Loft access-point.

Bedroom 1: 14' 8" x 9' 1" (4.47m x 2.77m) Electric night storage heater.

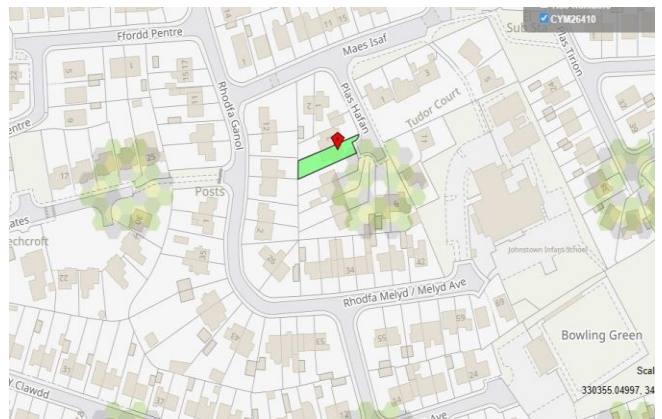
Bedroom 2: 11' 9" x 9' 7" (3.58m x 2.92m) Electric night storage heater. Airing cupboard over-stairs.

Bathroom: 8' 8" x 4' 6" (2.64m x 1.37m) Fitted three piece white suite comprising a panelled bath with a shower screen and "Triton" electric shower above, pedestal wash hand basin and close coupled dual flush w.c. Fully tiled walls. Extractor fan. Heated chrome finished electric towel rail. Inset ceiling lighting.

Outside: Gated tarmac Parking Space and lawned garden with shrubbery surround at the front. Heavy wrought-iron gate to the side path which opens to the rear where there is a flagged pathway and Seating Area continuing onto a lawned garden beyond with timber Shed and end flagged Seating Area.

Note: The floor coverings and window blinds, where fitted, are to be included at the sale price.

Services: Mains water, electricity and drainage are connected subject to statutory regulations. It is believed that a gas supply is available from the roadway if so desired, however prospective purchasers should make their own enquiries of the relevant statutory authority.



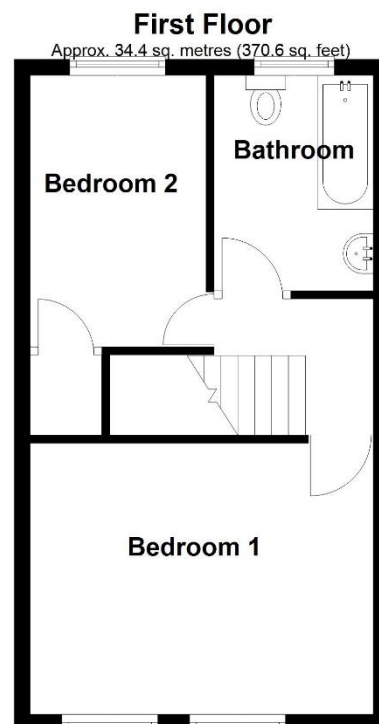
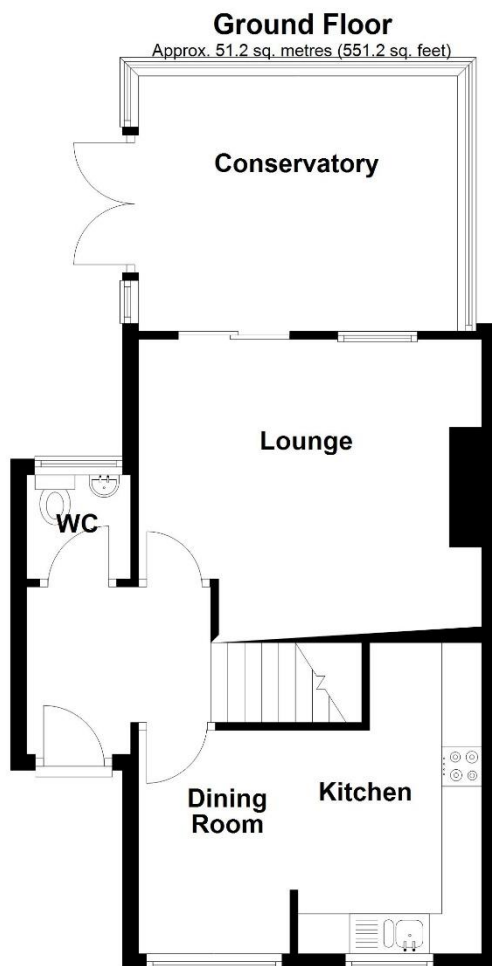
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 46|E.

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

Directions: For satellite navigation use the post code LL14 1RA. Leave the A483 city by-pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed into the village and turn left into Nant Parc opposite the BP Garage/Convenience Store. At the "T" junction bear right onto Brynhyfryd. Take the second left into Maes Isaf then first right into Plas Hafan when the property will be seen on the right.



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