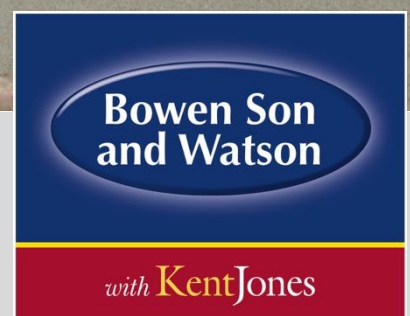




2 Rhodfa Ganol, Nant Parc,
Johnstown, Wrexham, LL14 1PW

Asking Price: £157,000



NO CHAIN - A THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE REQUIRING SOME TLC IN A POPULAR VILLAGE LOCATION JUST OFF THE A483.



2 Rhodfa Ganol, Nant Parc, Johnstown, Wrexham, LL14 1PW

- NO CHAIN - Well Proportioned Semi-Detached
- Popular Village Location Just Off A483
- Vestibule. Lounge. Dining Kitchen. Utility
- Three Bedrooms. Refitted Bathroom
- Gas CH. PVCu DG & Fascias
- Internal Access to Garage

Description:

This well proportioned property is immediately available. It comprises an entrance vestibule; lounge; dining kitchen with white shaker style units and access door to the rear garden; utility room and side hall giving internal access to the garage. Upstairs there are three bedrooms and a refitted fully tiled white bathroom with over-bath shower. The house is gas centrally heated and PVCu double glazed with matching fascias. Outside there is a front drive which could easily be extended to double width and which leads to an attached garage. There are at present uncultivated garden areas to front and rear. Although habitable, the property would benefit from upgrading.

Location:

The property is located within the well established popular residential area known as Nant Parc situated close to the centre of the village. 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.



Constructed

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

The Accommodation

(with approximate room dimensions) On The Ground Floor comprises :-

Entrance Vestibule

6' 11" x 3' 5" (2.11m x 1.04m)

Approached through a PVCu panelled door with sealed unit double glazed side reveals. Oak finished flooring. Cloaks hooks. Dado rail.

Lounge

17' 1" x 13' 1" (5.20m x 3.98m)

including staircase with "Stannah" stair-lift leading off. Living flame electric fire to a contemporary stainless and oak surround. Two radiators. Oak finished flooring. Understairs storage cupboard.

Dining Kitchen

17' 2" x 8' 10" (5.23m x 2.69m)

The Kitchen Area is fitted with white shaker style units including an inset one-a-half-bowl composite sink set into a range of four-doored base units and one drawer pack. Separate double and single base units with slot-in cooker space having gas point. Seven-doored suspended wall cabinets, one concealing the "Ideal Classic" gas fired central heating boiler. Ceramic tiled floor. Ceramic tiled splash-back. PVCu framed double glazed door to the rear garden. Radiator. Two pendant light points.

Utility Room

7' 1" x 6' 7" (2.16m x 2.01m)

Ceramic tiled floor. Plumbing for a washing machine. Rear external door.

Side Hall

6' 7" x 3' 0" (2.01m x 0.91m)

Ceramic tiled floor. Side external door. Personal door to Garage.



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.

On The First Floor:

Landing

8' 4" x 5' 8" (2.54m x 1.73m)
including Galleried Stair-head. Loft access-point. Airing cupboard with immersion heater.

No. 1 Bedroom

11' 1" x 8' 10" (3.38m x 2.69m)
excluding door recess. Radiator. Wood laminate floor.

No. 2 Bedroom

11' 1" x 8' 9" (3.38m x 2.66m)
excluding door recess. Radiator. Wood laminate floor.

No. 3 Bedroom

8' 0" x 8' 0" (2.44m x 2.44m) maximum.
Radiator.

Bathroom

8' 0" x 5' 4" (2.44m x 1.62m)
Refitted with a three piece white suite comprising a panelled bath with pull-out shower head and monobloc mixer tap attachment together with a "Creda" electric shower above, pedestal wash hand basin and close

coupled dual flush w.c. Chrome ladder radiator. Fully tiled walls. Beamed ceiling. Ceramic tiled floor.

Outside:

A flagged drive leads to the attached GARAGE 16'5" x 8'11" (5.00m x 2.71m) fitted with a modern roller-shutter door, electric light and power points, work bench, gas and electricity meters. At present uncultivated front shrub garden. Gated side path with Bin Storage Area leading onto flagged, gravelled and decked SEATING AREAS requiring reclamation. Outside tap and light.

Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Ideal Classic" gas fired boiler concealed within the kitchen units.

Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

Note:

The existing floor and window coverings are to be included at the sale price.



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Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "C".

EPC:

EPC = D. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at www.epcregister.com - you will need to use the post code (LL14 1PW) and property name or number (2 Rhodfa Ganol).

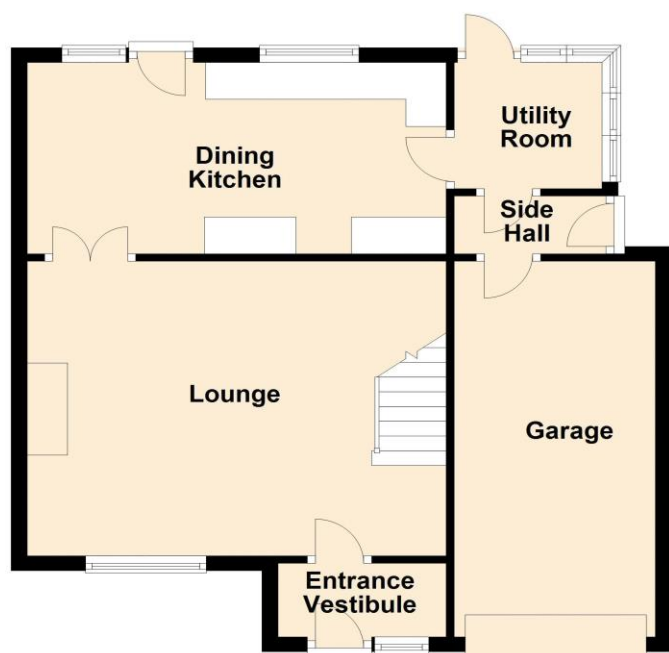
Directions:

For satellite navigation use the post code LL14 1PW. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed through the village of Johnstown until reaching the BP Garage Convenience Store on the right at which point turn left into Nant Parc. After a short distance bear right onto Bryn Hyfryd then continue down the hill when the road changes its name to Rhodfa Ganol and eventually No. 2 will be seen on the left just before the road name changes again to Melyd Avenue.



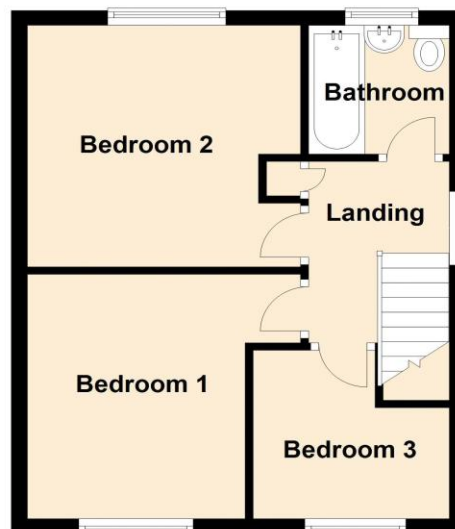
Ground Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



First Floor

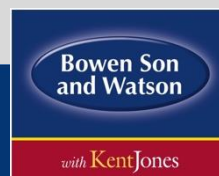
Approx. 35.1 sq. metres (378.1 sq. feet)



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