

Town & Country

Estate & Letting Agents

Johnson Street,

£175,000



Discover the epitome of village living with this captivating redbrick three-bedroom home, nestled in a well-loved community. Experience the comforts of modern living as gas central heating and UPVC double glazing enhance the ambiance throughout. The property's allure is further heightened by its expansive southerly facing rear garden, providing an ideal space for relaxation and outdoor enjoyment.

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Location

Nestled in the heart of Ponciau, Wrexham, the property at Min Y Graig, Johnson Street offers a convenient and comfortable living experience. Surrounded by local amenities including convenience stores and supermarkets, residents have easy access to everyday essentials. Families benefit from nearby primary and secondary schools, creating a seamless routine for both parents and students. Excellent transportation links connect the area to neighbouring towns and Wrexham, while green spaces provide opportunities for outdoor activities. The community atmosphere in Ponciau fosters a sense of belonging and togetherness, making the location ideal for those seeking both convenience and community interaction.

DIRECTIONS

Head north-west on St Giles Way towards Town Hill, Turn left onto Bridge St/A5152, At the roundabout, take the 2nd exit onto Wrexham Rd/B5605. Turn right onto Fennant Rd, Turn left onto Johnson St, Destination will be on the left.



External Front

The property accessed through an iron gate, leading to a pathway extending to a cosy storm porch and the expansive rear garden. The front garden features a manicured landscape, bordered by a low brick wall with elegant iron railings. The storm porch hosts a welcoming light, harmonizing aesthetics and function seamlessly.

Entrance Hall

Step into this inviting property through a leaded and double-glazed UPVC front door. As you enter, you'll be welcomed by timber laminate flooring, accompanied by a radiator that exudes warmth. The staircase, adorned with spindle balustrades, gracefully ascends to the first-floor accommodation. An additional door opens up to the sitting room, creating a seamless transition and a sense of space.



Kitchen/Dining

16'5" x 9'5"

The kitchen area boasts a tasteful ensemble of cream-toned base and drawer units, enhanced by sleek stainless steel handles. The light wood-effect work surfaces elegantly accommodate a resin single drainer sink unit with a mixer tap and adorned with tiled splashbacks. Integrated appliances include a stainless steel oven paired with a hob and extractor overhead. This space also offers provisions for a dryer and includes ample space and plumbing for a washing machine. Additionally, room has been provided for a tall fridge freezer. Situated within the dining area, a window graces the side elevation, allowing natural light to gently filter in. For a seamless indoor-outdoor experience, UPVC double-glazed French doors open out to the rear garden, creating a wonderful connection to the outdoors.



Living Room

16'1" x 12'2"

The living room is a haven of comfort and style. A side-facing window fills the space with natural light, while a radiator ensures a cosy ambiance. Conveniently tucked under the stairs, a storage cupboard offers practicality. The timber laminate flooring adds an inviting touch to the room. A captivating focal point is the living flame gas fire, nestled within a striking Portuguese stone feature surround. This fireplace not only adds warmth but also serves as a visual delight. Enhancing the room's versatility are the partially glazed double doors that fold open, seamlessly connecting the living room with the adjacent kitchen/diner. This intelligent design fosters a sense of openness and flow between the spaces, creating an ideal setting for both relaxation and entertaining.



First Floor Landing

Ascending to the first floor, you'll find a welcoming landing that maintains the elegant banister and spindles balustrades seen in the entrance hall. A window on the side elevation graces this space with natural light, while a radiator ensures comfort. The landing serves as a junction to various areas of the house. Doors open up to bedrooms one and two, as well as to the bathroom. Adding convenience to the layout are two well-sized built-in cupboards that cater to general storage needs. These cupboards also house the Worcester gas combination boiler, efficiently tucked away yet easily accessible for maintenance.



Bedroom One

11'6" x 10'6"

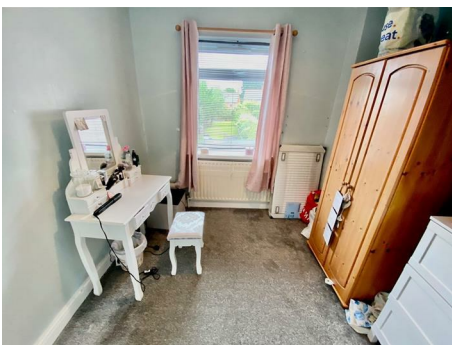
Bedroom one offers a comfortable retreat. A window on the side elevation allows natural light to filter in, while a radiator maintains a cozy atmosphere. Additionally, there is a connecting door that opens to bedroom three, providing flexibility and convenience in the layout.



Bedroom Two

10'10" x 10'1"

This bedroom features a window that graces the front elevation, inviting ample natural light into the space. To ensure comfort, a radiator has been thoughtfully placed, creating a cozy and welcoming atmosphere.



Bedroom Three

9'2" x 8'3"

Bedroom three presents versatility and comfort. Equipped with a radiator, the room maintains a cosy ambiance. A window, which faces the rear elevation, allows natural light to gently illuminate the space.

Currently serving as a dressing room off bedroom one, this room offers flexible usage options tailored to your needs.



Bathroom

6'9" x 5'2"

The bathroom is fitted with a practical three-piece suite. This includes a panel bath complete with an electric shower and protective screen, ensuring a convenient and functional bathing experience. A low-level WC and a pedestal wash hand basin further complement the suite. The walls are adorned with tiles, adding a touch of style to the space. A radiator is thoughtfully placed to maintain a comfortable temperature. An opaque window on the front elevation allows natural light to filter in, while an extractor helps maintain optimal air quality within the room.



Rear Garden

The rear garden is accessible through an iron gate located on the side of the property. This expansive outdoor space offers ample room for enjoyment and relaxation. Bathed in the warmth of a sunny southerly facing orientation, the garden is a delightful place to spend time. The garden's design is characterized by its predominantly open lawns and well-placed shrubs, creating a lush and inviting atmosphere. The boundary of the garden is thoughtfully defined by a combination of fencing, hedging, and brick walling, ensuring both privacy and a pleasing aesthetic.

A practical addition to the property is a single garage with an up-and-over door. Although it doesn't provide vehicular access, this garage offers versatile potential. It

can serve as a workshop space for creative endeavours or as valuable storage space for various items. In summary, the rear garden is a generous and sunlit retreat, providing an ideal space to bask in the outdoors. Its well-maintained lawns, thoughtfully placed shrubs, and various boundary features contribute to a serene and inviting environment, while the additional garage space adds to the property's functionality and flexibility.



Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

