

# Town & Country

Estate & Letting Agents

Heol Maelor, Johnstown, Wrexham

£140,000



Located in the sought after village of Johnstown, this 2 bedroom semi detached property has a brief accommodation comprising an entrance hall, lounge, kitchen, utility room/wc. To the first floor there are 2 bedrooms and bathroom. The accommodation is served by gas central heating and UPVC double glazing, externally there are generous gardens to the front and rear. This property has the benefit of NO ONWARD CHAIN.

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## EXTERNALLY FRONT

A gate opens to a paved pathway leading to the front door alongside a paved front garden with an outside light and canopy above the front door.

## ENTRANCE HALL

The Property is entered through a double glazed UPVC door which opens to an entrance hall with stairs rising to the first floor accommodation and a door opening to the living room.



## LIVING ROOM

14 feet 5x11'6"

The living room features timber laminate flooring, a window facing the front elevation, a radiator, a living flame gas fire and an open through way to the kitchen.



## KITCHEN

11'2"x8'3"

The kitchen area is fitted with a range of wall and drawer units with stainless steel handles. The worksurface space houses a stainless steel single drainer sink unit with a mixer tap and a tiled splashback. There is an integrated fridge and dishwasher along with space for a cooker with an extractor hood above. Other features of the kitchen include a radiator, a ceramic tiled floor, a storage cupboard and a door opening to the utility/cloakroom. A UPVC double glazed door opens to the properties side porch.

## SIDE PORCH

18'8"x4'8"

The side porch consists of a UPVC frame with double glazed units, a ceramic tiled floor and doors opening to both front and rear gardens.



## UTILITY/CLOAKROOM

5'5"x4'8"

The utility rooms features space and plumbing for a washing machine, a

low-level WC, tiled walls, a ceramic tiled floor, an opaque window that faces the rear elevation and a wall mounted gas Worcester combination boiler.

## FIRST FLOOR LANDING

The first floor landing features doors opening to both bedrooms into the bathroom.



## BEDROOM ONE

13 feet 2 x 9'

This room features a window facing the front elevation with a radiator below and a range of fitted wardrobes with a mirror insert along with a built-in corner cupboard.

## BEDROOM TWO

10'8" by 8'8"

This room features a built-in corner cupboard, a radiator and a window facing the rear elevation.



## BATHROOM

8'4"x7'6"

The bathroom is Installed with a white four piece suite that comprises of a

panel bath, a corner shower enclosure with an electric shower, a low level W/C, pedestal hand wash basin, a radiator, partially tiled walls and an opaque window that faces the rear elevation.



## EXTERNALLY REAR

Externally rear is a large rear garden predominantly laid to lawn enclosed by a series of fence panels.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	