

# Town & Country

Estate & Letting Agents

Melyd Avenue, Johnstown, Wrexham

£265,000



This greatly extended three bedroom semidetached property sits on a generous sized fan shaped plot with a South facing rear garden within the popular village of Johnstown. Enjoying the benefit of UPVC double glazing along with gas central heating. Internal accommodation comprising an inviting entrance hall, a living room with an open throughway to the dining room which intern has a glazed double doors off to the orangery, the kitchen fitted and an arch through way to the breakfast room which itself has a glazed door off to the utility room and cloakroom WC. The first floor landing offers access to the contemporary bathroom suite and all three bedrooms, the principal of which his ensuite facilities. Externally, to the front of the property is ample off-road parking leading to the double garage with a small lawn garden with well stocked boarders, and gravel area alongside and a canopy above the front door with a quarry tile step timber side access lead to the rear garden.

The Rear garden Enjoys a sunny South facing orientation, the rear garden is of generous proportions with a large paved patio area, outside lighting and water supply and shrub garden. Behind the garage is a greenhouse, all of which is closed by conifer hedging. This property is available with a benefits of no onward chain

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## Externally Front

To the front of the property is ample off-road parking leading to the double garage with a small lawn garden with well stocked boarders, and gravel area alongside and a canopy above the front door with a quarry tile step timber side access lead to the rear garden.



## Entrance Hall

15'5 x 5'9

The property is entered through a lead and stained glass UPVC double glazed front door which opens to timber laminate flooring, a radiator, stairs off with banister and spindle balustrades rising to the first floor accommodation with a storage cupboard below and glazed doors opening to the living room and breakfast room



## Living Room

16'5 x 10'8

Having timber laminate flooring, a bay window facing the front elevation with a radiator below and central to the room is a living flame gas fire with marble hearth and Adam style surround. An open through way leads into the dining room.



## Dining Room

9' x 8'2

With a continuation of the timber flooring from the living room into the dining room with a radiator and glazed double doors off opening to the orangery



## Orangery

9'5 x 10'6

Having a ceramic tiled floor, radiator, UPVC double glazed French doors opening to the rear garden and patio area. Set within the semi vaulted ceiling are recessed downlights and a skylight.



## Kitchen

11'2 x 10'6

The kitchen is fitted with a range of light oak wood grain wall, base and drawer units with complementary display cabinets. Worksurface space housing a one and half bowl resin sink unit with mixer tap and tiled splashback. Integrated appliances include a single oven, a six ring gas hob with extractor above, level fridge and freezer along with a dishwasher. The flooring is ceramic tiled, within the ceiling are four recessed downlights, a window faces the rear elevation and a through way leads into the Orangery.



## Breakfast Room

9'1 x 8'

Having ceramic tiled flooring, a radiator, and open through way into the kitchen and a glazed door to the utility room.



## Utility Room

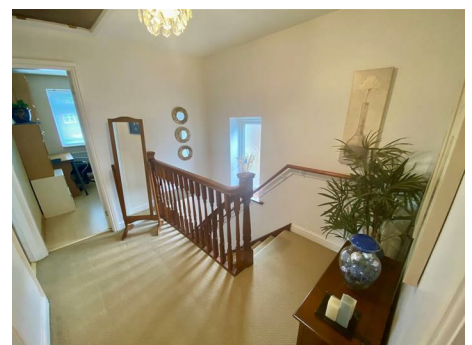
5'1 x 5'9

Fitted with light oak style wood grain effect wall and base units with space and plumbing for a washing machine with work surface above, ceramic tile flooring, radiator, a separate UPVC leaded double glazed door from the side elevation of the property and an internal door opening to the cloakroom WC.



## Cloakroom WC

Fitted with a dual flush low level WC along with a vanity unit and corner wash hand basin with mixer tap, ceramic tile floor, partially tiled walls with a radiator and an opaque window facing the side elevation.



## First Floor Landing

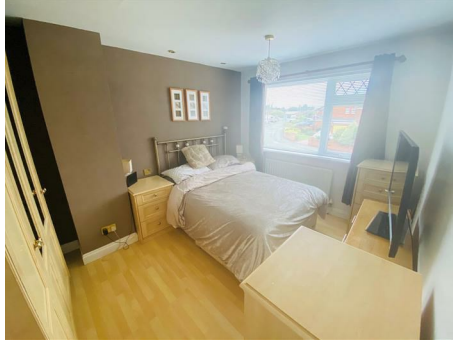
With a continuation of the banister and spindle balustrades from the entrance hall, and opaque window to the side elevation, access to the loft space with retractable ladder and doors off opening to the bathroom suite and to all three bedrooms, the principle of which has ensuite facilities.



### Bedroom One

17'5 x 8'6

This bedroom is fitted with a range of light wood grain effect furniture incorporating a range of wardrobes with one mirror insert, a luggage cupboard canopy and corner bedside cabinets. A window overlooking the rear elevation, radiator and door opening to the ensuite.



### Bedroom Two

12' x 9'

With timber laminate flooring window to the front elevation with a radiator below.



### Rear Garden

The rear garden enjoys a sunny South facing orientation, the rear garden is of generous proportions with a large paved patio area, outside lighting and water supply and shrub garden. Behind the garage is a greenhouse, all of which is closed by conifer hedging.



### Bedroom Three

9' x 7'5

Also with timber laminate flooring, a window facing the front elevation and radiator below.



### Services

The agents have not tested any of the appliances listed in the particulars.

### Viewings

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

### To Make an Offer

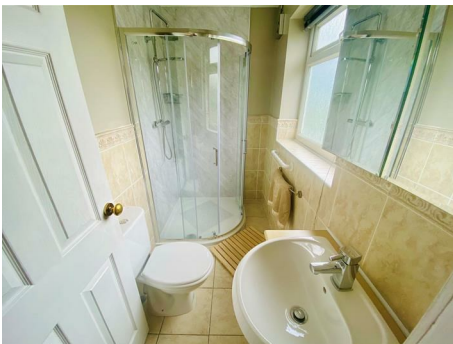
If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Additional Information

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.



### En suite shower room

Installed with an oversize corner shower enclosure with panelled walls and dual head thermostatic shower along with a low level WC and vanity unit with wash hand basin mixer tap. The floor is ceramic tiled the walls partially tiled with a chrome heated towel rail and extractor fan, opaque window faces of rear elevation and set within the ceiling are recessed downlights.



### Bathroom

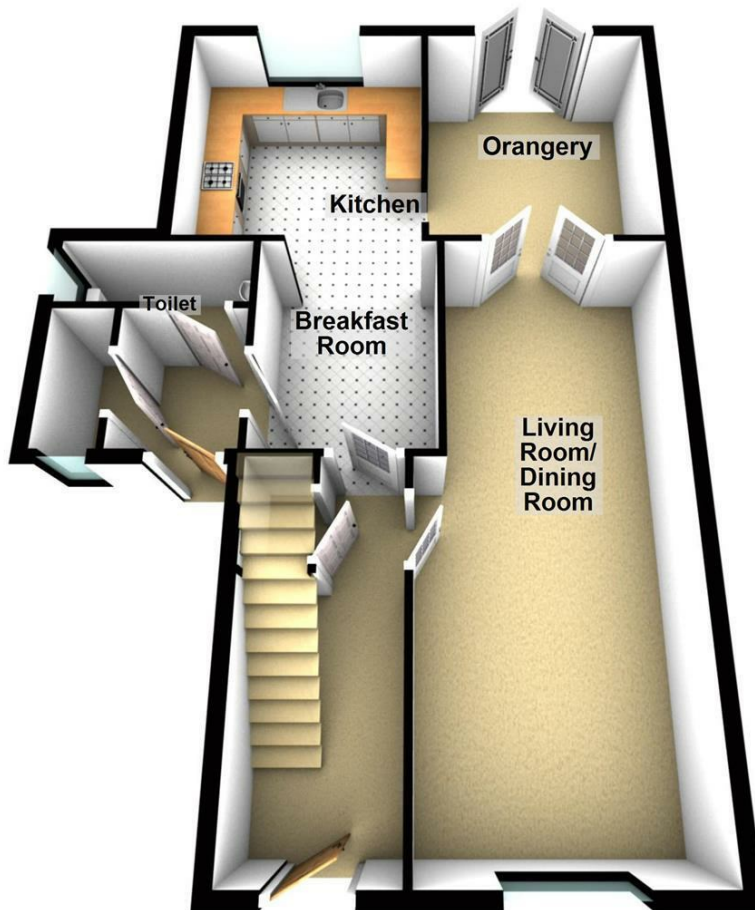
Installed with a contemporary white suite comprising a P shaped panel bath with thermostatic shower and curved protective screen above, a vanity unit housing a dual flush low level WC along with the wash hand basin mixer tap and mirror recess with spotlights above. The flooring is ceramic tiled, walls fully tiled, chrome heated towel rail and a high-level opaque window to the side elevation whilst the ceiling is PVC panelled with recessed downlights

### Garage

23'3 x 16'6

Accessed from the front via two up and over garage doors with UPVC double glazed windows to the rear elevation single timber frame windows to the side elevation and side access door and having power and light.

## Ground Floor



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 most 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	