

Town & Country

Estate & Letting Agents

Rhodfa Ganol, Johnstown, Wrexham

£219,950



Located within the highly popular area of Nant Park in Johnstown, beautifully maintained and extended three bedroom property enjoy the benefits of gas central heating, UPVC double glazing, and comprises an entrance hall, living room, breakfast room and kitchen extension with access to the first floor landing which offers 3 bedrooms and a bathroom. externally to the front and rear of the property. Externally to the front of the property is a predominantly lawned garden with a driveway leading to detached garage and timber gates with access to a rear garden where steps rise to a lawn and paved area along with stone raised shrub borders enclosed a series of timber fence panels. This property benefits of no onward chain.

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Entrance hall

The property is entered through an opaque UPVC double glazed front door which opens to ceramic tile flooring, stairs off rising to the first floor accommodation and the door opening to the living room.



Living room

13'8 x 10'6

With a window to the front elevation with the radiator below, timber laminate flooring and electric fire with feature fire surround. An open throughway leading to the dining room.



Dining room

11'5 x 9'4

With a continuation of the timber flooring from the living room and having a radiator and a door opening into the breakfast room.



Breakfast room

11 x 7'1

Having a ceramic tiled floor, and under stairs storage cupboard, an exposed brick archway leading to the kitchen and a UPVC double glazed door opening to the side elevation of the property.



Kitchen

16'3 x 8'1

This extended part of the property is fitted with a range of pine style wall base and draw units with ornamental handles ample work surface space housing one and a half bowl resin sink unit with mixer tap and tiled splashback. The flooring is ceramic tiled with a radiator and two windows facing the rear elevation.

First floor landing

With the window to the side elevation, a radiator access to the loft and a built-in storage cupboard.



Bedroom one

11'1 x 9'8

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



Bedroom two

12'7 x 8'1

Having timber laminate flooring a window facing the rear elevation with a radiator below.



Bedroom three

8'3 x 6'5

Having timber laminate flooring a window facing the rear elevation with a radiator below.



Bathroom

5'8 x 5'6

Installed with a three-piece white suite comprising a panelled bath with an electric shower above, a pedestal wash and basin and low level WC, tiled walls, ceramic floor and an opaque window facing the front elevation.



Front garden

The front garden is laid to lawn and closed by hedging with a pathway and tarmac driveway leading along the side of the property to the detached garage.

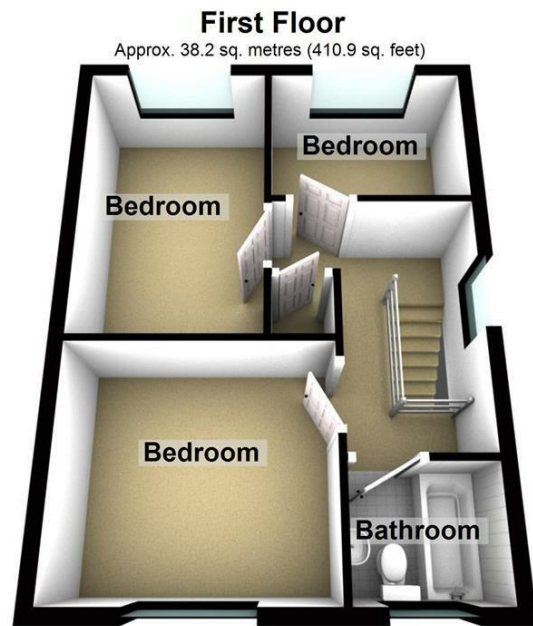
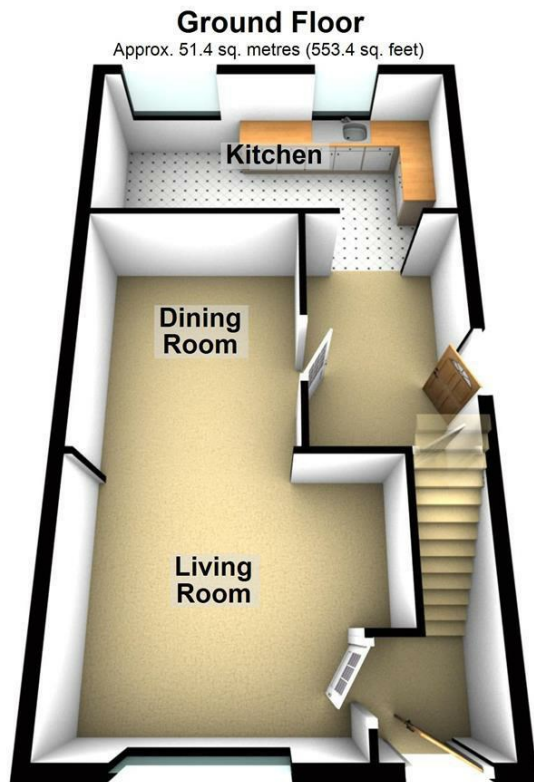
Garage

Single detached garage with up and over door, timber glazed window to the side elevation power and light.



Rear garden

With timber gate side access leading to a rear garden with a small lawn area, large paved patio and gravel area timber shed and enclosed predominantly a series of timber fence panels.



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

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) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	