

Town & Country

Estate & Letting Agents

Wrexham Road, Johnstown

£210,000



Located at the heart of this popular village, situated just a couple of miles to the south of Wrexham this beautiful period mid Terrace property benefits from gas central heating and UPVC double glazing and internal accommodation that comprises an inviting entrance with doors off to the living room, sitting room, kitchen, which is fitted with a range of modern gloss fronted wall, base and draw units. Off the kitchen is a rear hallway with access to the shower room and the rear elevation of the property. Doors off the first-floor landing open to all four bedrooms and to a beautiful contemporary bathroom suite. To the front of the property is a small lawn and shrub garden whilst to the rear is a courtyard area with brick outbuilding and an enclosed lawn garden beyond with gated rear pedestrian access.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Externally front

To the front of the property is a lawn garden with bark and shrub borders and railings to the front, an iron gate, opens up to a pathway leaving to the storm porch with a light and a stain glass timber panel front door opens to the entrance hall.



Entrance Hall

23' x 4'3" max

An inviting entrance hall with pattern tile flooring coving and arch, a radiator, stairs rising to the first floor accommodation with spindle balustrades and internal doors opening to the living room, sitting room and kitchen.



Lounge

13'1" x 11'3"

Featuring a bay window facing the front elevation with radiator below, ornate coving

and picture rail and central marble fireplace with an electric fire.



Sitting Room

12'7" x 10'7"

With a window facing the rear elevation, a radiator and an electric fire with feature tile surround along with an ornate coved ceiling and picture rail.



Kitchen

13'7" x 10'2"

The kitchen is fitted with an array of attractive gloss wall, base and drawer units complemented by stainless steel handles. Light wood grain effect work surfaces house a stainless-steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances included a stainless-steel oven hob and extractor hood along with a dishwasher and space and plumbing for a dryer and washing machine. The flooring is timber laminate, downlights sit within the ceiling, with a window facing the side elevation, radiator and then open through to the rear hall.

Rear Hall

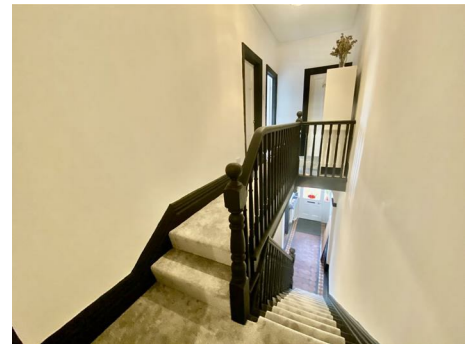
7'2" x 4'

Having timber laminate flooring, a radiator, door opening to the downstairs shower room and a UPVC double glazed door opening to the rear elevation of the property.



Shower Room

Installed with a modern white three-piece suite comprising a dual flush low level WC, pedestal hand wash basin, a corner shower enclosure with electric shower, heated towel rail, quarry tiled floor with fully tiled walls, and an opaque window facing the rear elevation.



First Floor Landing

With a continuation of the banister and spindle balustrades from the entrance hall, the first floor landing has access to the loft via retractable, wooden folding ladder, doors off, open to all four bedrooms and to the bathroom.



Bedroom One

13'8" x 10'3"

Having a bay window facing the front elevation, a radiator and picture rail.



Bedroom Two

12'7" x 10'2"

With a window facing the rear elevation, a radiator and picture rail.



Bedroom Three

10'2" x 7'

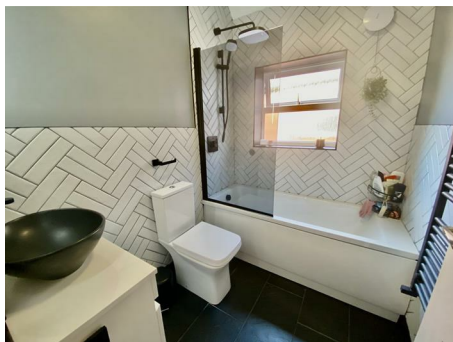
With a window, facing the rear elevation and a radiator.



Bedroom Four

8'1" x 5'1"

Window to the front elevation, radiator.



Bathroom

7'2" x 5'2"

The bathroom is installed with a beautiful contemporary suite, comprising a panel bath with integrated mixer tap and dual thermostatic shower and protective screen above, a dual flush low level WC, along with a vanity unit with a countertop mounted hand wash basin and mixer. The walls are partially tiled with an anthracite heated towel rail and ceramic tile floor with underfloor heating and an opaque window faces the side elevation of the property.



Externally Rear

To the rear of the property is a concrete and paved courtyard area with a brick outbuilding a gate opens to an enclosed lawn area with gated access.

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.

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.

