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1 Tan Y Coed, Johnstown, Wrexham, LL14 1US

Offers In Excess Of £270,000

A well presented 3 bedroom detached family home with private sunny aspect rear garden, good sized garage and pleasant countryside views to the front. Located in a quiet cul de sac position within this popular established residential development on the fringe of the village of Johnstown having a good range of amenities within the locality together with excellent road links to Wrexham, Oswesty and Chester. The accommodation has the benefit of a modern Worcester gas combination boiler, Upvc double glazing throughout and briefly comprises an open fronted porch, composite entrance door opening to the vestibule with cloaks/w.c. off, hall with stairs to 1st floor landing and store cupboard, sociable open plan lounge dining room with gas fire in surround and a dual aspect overlooking the front and rear gardens, fitted kitchen with plumbing for dishwasher and washing machine. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a well proportioned single bedroom with built in storage. Modern shower room with corner shower and fitted gloss fronted vanity units. To the outside, a double width drive and car port provides parking for 3 cars which leads through to the garage. The front garden is mainly lawned with well stocked borders. The rear private garden has been designed for low maintenance to include artificial grass, patio for outdoor entertaining, summerhouse, and flower beds. Viewing highly recommended. Energy Rating - C70

LOCATION
Located within the popular residential development known as Nant Parc on the fringe of the village of Johnstown, approximately 4 miles from Wrexham city centre. Benefiting from excellent road links to the A483 By Pass that links Wrexham, Cheshire and Shropshire that allows for daily commuting to the major commercial and industrial centres of the region. The nearby villages offer a range of convenient shopping and social amenities with a more wider variety in Wrexham and Chester. There are primary and secondary schools within the catchment together with a frequent public transport service. The adjoining village of Ruabon has a train station and supermarket.

DIRECTIONS
Proceed from Wrexham city centre along the Mold Road passing the football ground on the right hand side, pass over the first roundabout and at the next roundabout take the first exit onto the A483 bypass, proceed for approximately 2 miles and take the exit signposted Rhosllanerchrugog. Continue for a further 1 mile and take the left turn into the development known as Nant Parc opposite the Petrol Station. Continue left along Bryn Hyfryd and Tan y Coed will be observed on the left with the house being on the left.

ON THE GROUND FLOOR
Canopy porch with welcome light and part glazed composite door opening to:

VESTIBULE
Having coat hanging space and six panel door opening to:

CLOAKS/W.C
Recently appointed with a modern two piece suite of close coupled w.c with dual flush, wall hung wash basin set within vanity unit, chrome heated towel rail and upvc double glazed window.

HALLWAY
Staircase to first floor landing with useful storage cupboard below, cottage style white woodgrain effect doors to all rooms, radiator, wood effect flooring, coving to ceiling and upvc double glazed window.

LOUNGE/DINER 21'11" x 11'5" (6.7m x 3.5m)
A good sized reception room providing a sociable and practical entertaining space featuring a upvc double glazed bay window to front, radiator, gas fire in surround on a marble hearth, coving to ceiling and wood effect laminate flooring that leads through to the open aspect dining area having upvc double glazed window to rear, radiator and coving to ceiling.

KITCHEN 10'2" x 8'2" (3.1m x 2.5m)
Fitted with a range of base and wall cupboards with wood effect work surface areas incorporating a black single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob with extractor hood above, double oven/grill, plumbing for dishwasher, space for fridge freezer, tiled flooring, heated towel rail and upvc part glazed external door leading to the garden.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With gallery over stairwell, upvc double glazed window, six panel white woodgrain effect doors off and ceiling hatch to roof space.

BEDROOM ONE 13'1" max x 12'5" (4m max x 3.8m)
Upvc double glazed window to front providing lovely countryside views and radiator.

BEDROOM TWO 13'1" x 9'2" (4m x 2.8m)
Upvc double glazed window overlooking the rear garden, radiator and coving to ceiling.

BEDROOM THREE 9'2" x 7'6" (2.8m x 2.3m)
Currently used as a dressing room including upvc double glazed window with countryside views, radiator, built-in storage cupboard housing the modern Worcester gas combination boiler installed 2023 and two further built-in wardrobes.

SHOWER ROOM
Appointed with a modern suite of corner shower enclosure with electric shower unit, wash basin and w.c set within gloss fronted vanity unit providing good storage cupboards, heated grey towel rail, fully tiled walls and upvc double glazed window.

OUTSIDE
The property is approached along a double width tarmacadam driveway with lawned garden to side and established flowerbeds. A carport provides further parking and leads through double metal gates to:

GARAGE 22'3" x 10'2" (6.8m x 3.1m)
A good sized brick built garage having up and over door, lighting and power sockets.

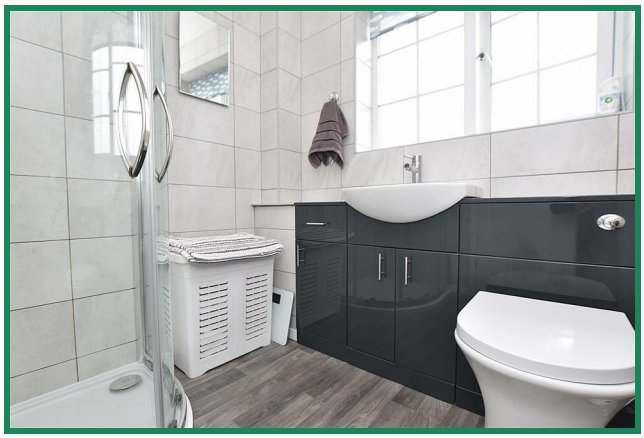
GARDENS
The rear garden is a particular feature enjoying a private and sunny aspect and has been designed for low maintenance to include artificial grass, brick paved patio area for outdoor entertaining, raised flowerbeds, summerhouse with double doors and cold water tap.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).













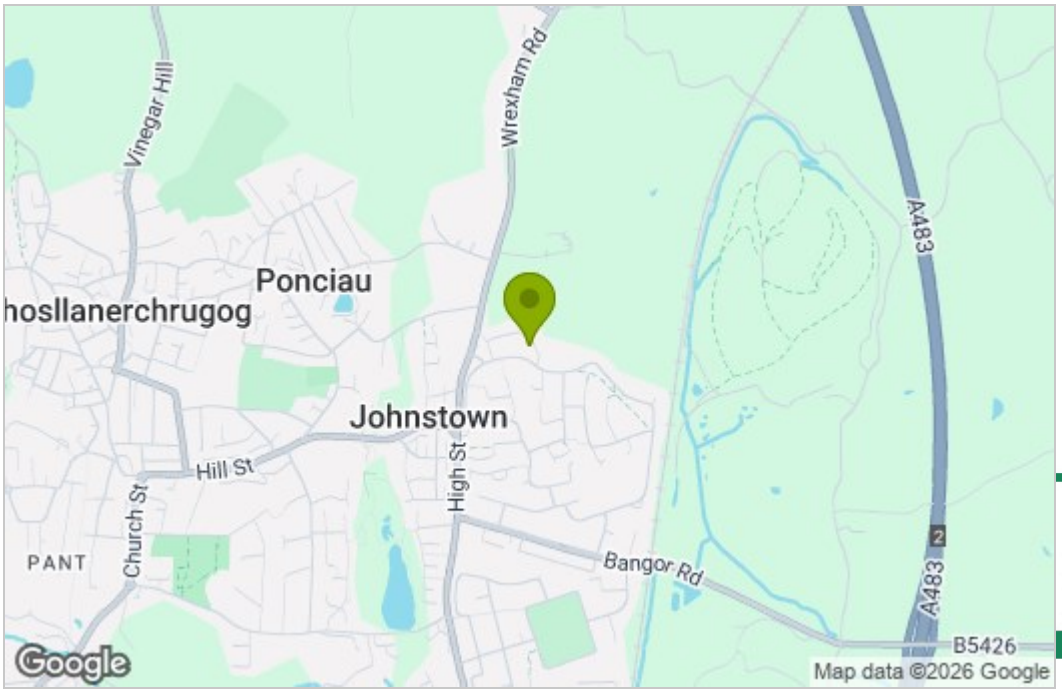




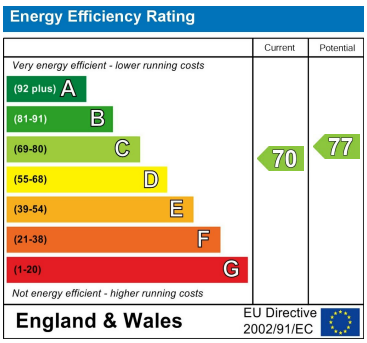
Floor Plan



Area Map



Energy Efficiency Graph



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