



22 Ffordd Pentre, Wrexham, LL14 1PP

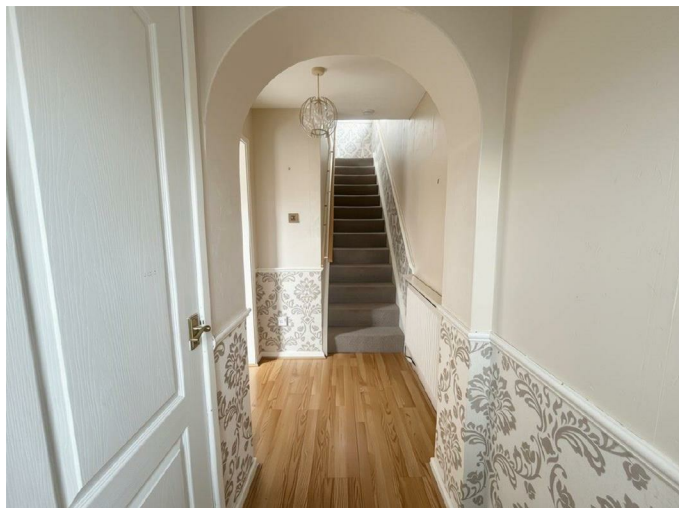
£250,000

Nestled in the charming area of Johnstown, Wrexham, this delightful link-detached house on Ffordd Pentre is available with No Onward Chain. The property briefly comprises of Entrance Hallway, Cloakroom, Spacious Living Room, Conservatory and Kitchen to the ground floor and 3 Bedrooms and a Family Bathroom to the first floor. Externally there are gardens to the front and rear and an oversized garage.

The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it a great choice for families and professionals alike. This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living.

In summary, this link-detached house on Ffordd Pentre is a wonderful opportunity for anyone seeking a comfortable and spacious home in Wrexham. With its practical layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway



Wood effect flooring, radiator, wall & ceiling light, stairs rising and door off to:

Cloakroom



UPVC double glazed window to side elevation, Part tiled walls, Close coupled W.C, wall mounted basin and radiator

Living Room 23'11" x 14'0" max (7.29 x 4.27m max)



Wood effect floor, UPVC double glazed window to front elevation and sliding doors to conservatory.

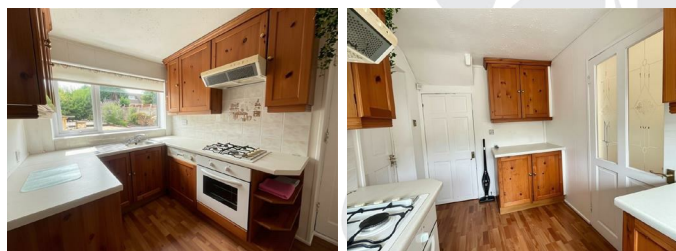
2 x radiators, 2 x Light fittings and fireplace with electric fire. Door to Kitchen.

Conservatory 8'3" x 7'8" (2.52 x 2.34m)



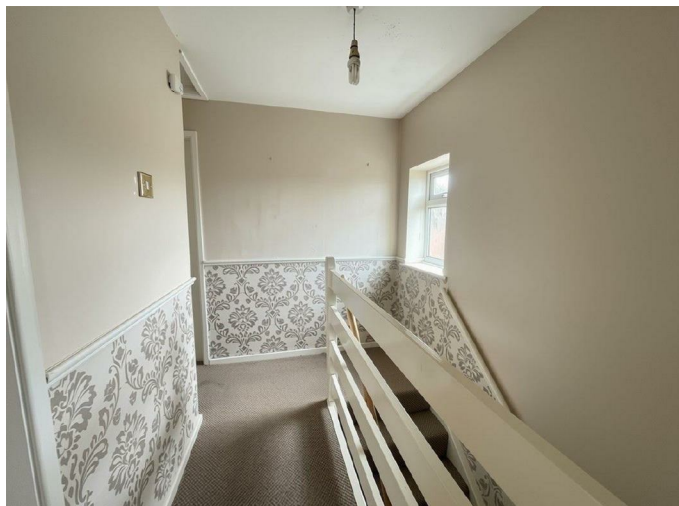
Tiled floor, UPVC double glazed windows to sides and rear elevation and Patio doors to garden. Light fitting, Radiator & sockets.

Kitchen 10'10" x 7'9" (3.32 x 2.38m)



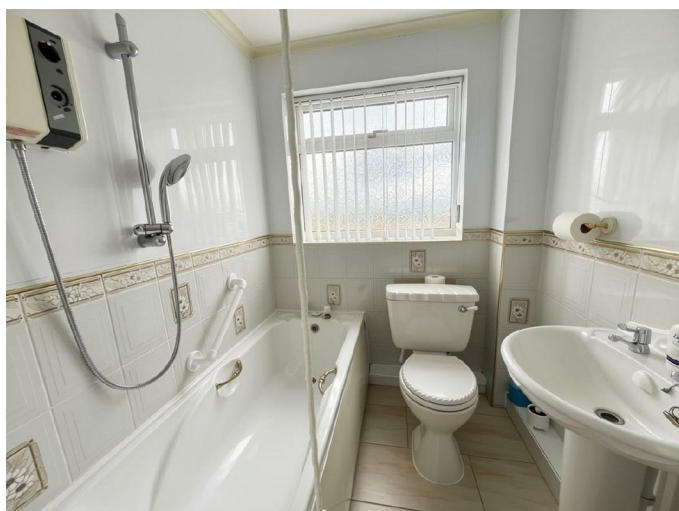
Wood effect floor, UPVC double glazed window to rear elevation. Light fitting, understairs cupboard housing electric consumer unit and door to Garage. A range of base, wall and drawer units with complimentary worktop over, stainless steel sink, integrated dishwasher, electric oven and Gas hob with extractor over.

Stairs / Landing



Carpet to floor, UPVC double glazed window to side elevation, light fitting, airing cupboard housing Gas combi boiler, access to attic and doors off to:

Bathroom 5'7" x 6'11" (1.72 x 2.11m)



Tiled floor and part tiled walls. UPVC double glazed window to front elevation. Close coupled W.C, panelled bath with electric shower over and pedestal basin. Light fitting and radiator.

Bedroom 1 9'11" x 10'9" (3.03 x 3.29m)



Wood effect flooring. UPVC double glazed window to front elevation, built in wardrobes, Light fitting, Radiator & Sockets

Bedroom 2 8'2" x 13'1" (2.51 x 4.00)



Wood effect flooring. UPVC double glazed window to rear elevation, Light fitting, Radiator & Sockets

Bedroom 3 6'9" x 8'8" (2.07 x 2.65m)



Wood effect flooring. UPVC double glazed window to rear elevation, built in wardrobes, Light fitting, Radiator & Sockets

Externally

Front

Paved driveway with mature borders leads to the oversize garage

Garage

With up and over door to the front elevation and personal doors to the rear and Kitchen. Power and Light.

Rear

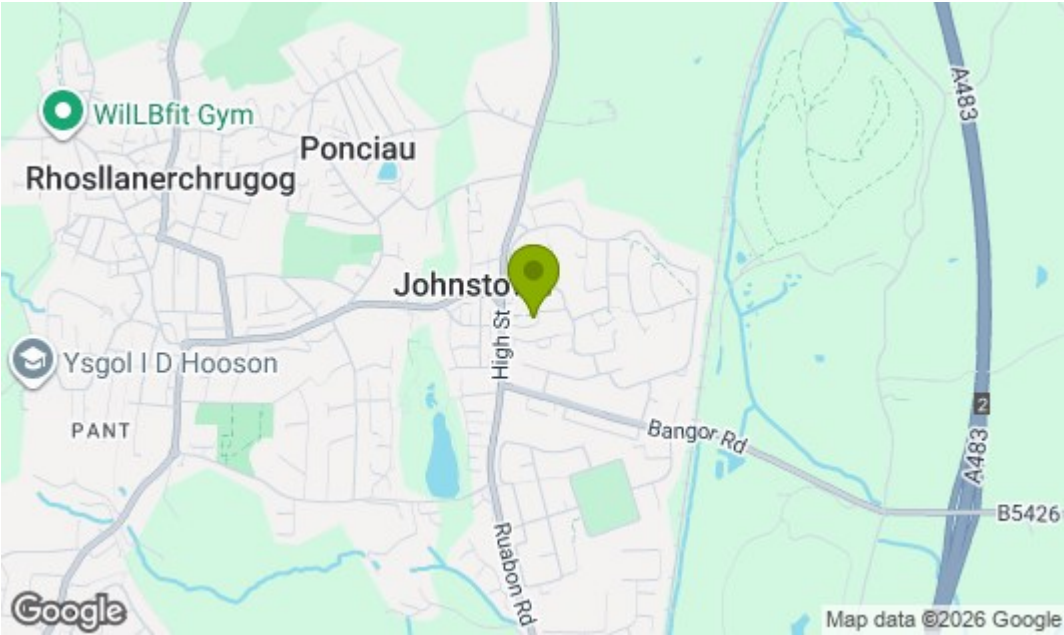


Enclosed paved garden with planted borders and beds

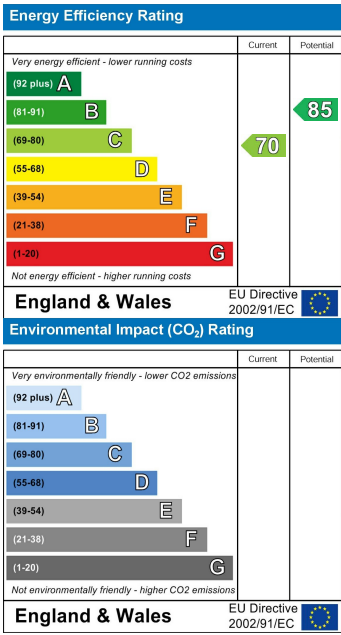


Floor Plan

Area Map



Energy Efficiency Graph



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