

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

3 Bedrooms 1 Bathroom

4 Brynhyfryd, Johnstown,
Wrexham LL14 1PR

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General Remarks

A much improved semi-detached family home having the benefits of a full-width kitchen extension to the rear and a garage conversion providing utility to the side. The house is fully double glazed and gas centrally heated from a modern gas boiler. The bathroom has been replaced with a shower room with enlarged tray, whilst the two main bedrooms have fitted furniture. Private rear garden with parking driveway to front. Worthy of inspection.

Accommodation

On The Ground Floor:

Entrance Hall: 5' 1" x 4' 6" (1.56m x 1.36m)

Approached through a double glazed door. Double glazed side reveal. Radiator. Stairs off.

Lounge: 12' 3" x 11' 11" (3.74m x 3.63m) Marble fireplace and hearth with fitted focal-point living flame-effect gas fire. Telephone point. Sky and terrestrial television points. Double glazed window. Open plan to:



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 10' 3" x 9' 6" (3.12m x 2.89m)

Exposed brickwork to chimney breast. Radiator.

Breakfast Room: 10' 11" x 7' 3" (3.33m x 2.20m)

Radiator. Three branch spot-light fitting. Understairs storage cupboard.

Kitchen: 17' 2" x 6' 11" (5.24m x 2.12m) Extensively fitted with a range of oak finished panel-fronted units comprising composite one-a-half-bowl single drainer sink unit set into a range of base storage cupboards including drawer pack and having integrated dishwasher. Inset four-ring halogen hob. Matching suspended wall cabinets with central shelving. Two double glazed windows. Tiling to floor. Tiling to work areas. Radiator. Ceiling spot-lights.

Utility Room: 17' 1" x 7' 7" (5.21m x 2.31m) Fitted range of base and wall cupboards. Space with plumbing for automatic washing machine. Radiator. Tiled floor. Wall mounted "Worcester" gas-fired condenser-type central heating boiler.

Rear Porch: 7' 7" x 6' 7" (2.30m x 2.00m) Part glazed external door.

On The First Floor:

Landing: Loft access-point to insulated roof space. Airing cupboard containing hot water cylinder.

Bedroom 1: 10' 0" x 9' 2" (3.05m x 2.79m) Measured to the face of a full-length range of fitted maple-effect wardrobes containing hanging rails and fitted shelving. Matching chests of drawers and drawer pack. Ceiling fan with light fitting. Radiator. Double glazed window.

Bedroom 2: 10' 10" x 8' 1" (3.29m x 2.47m)

Measured to the face of a full-length range of fitted wardrobes containing hanging rails and fitted shelving. Matching bedside drawers. Ceiling fan with light fitting. Radiator. Double glazed window.

Bedroom 3: 8' 7" x 6' 10" (2.62m x 2.09m)

Radiator. Double glazed window.

Shower Room: 7' 7" x 5' 9" (2.30m x 1.75m)

Fitted with a modern three piece suite comprising concealed flush w.c. and vanity wash hand basin. Easy access spacious shower tray with electric shower over. Full tiling to walls. Tiling to floor. Range of chrome finished fittings. Ceiling spot-lights. Double glazed window. Fitted shelving.

Outside: To the front elevation there is a lawned garden flanked by a concreted driveway with pathway leading to the front door. The front garden is set behind dwarf brick walling. To the rear of the property there is a private garden area, which is not directly overlooked, laid with brick pavers to a Sun Patio which leads to a corner Store Shed/Summerhouse. There is a lawned area of garden, which is bounded by mature conifer hedging.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a modern wall mounted "Worcester" gas-fired condenser-type boiler situated in the Utility Room.









Directions: Leave Wrexham City Centre on the Mold Road continuing past the Football Ground to the large roundabout above the A483, at which take the exit onto the dual carriageway in the direction of Oswestry. Leave at the second exit (by Starbucks) and at the roundabout take the third exit signposted B5605 Johnstown. Continue into Johnstown village and opposite Tan y Clawdd Garage turn left onto Nant Parc. Inside the development bear to the right onto Brynhyfryd and follow the roadway along and bear left down the hill, when the property will be observed after a short distance on the left-hand side.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 67|D.

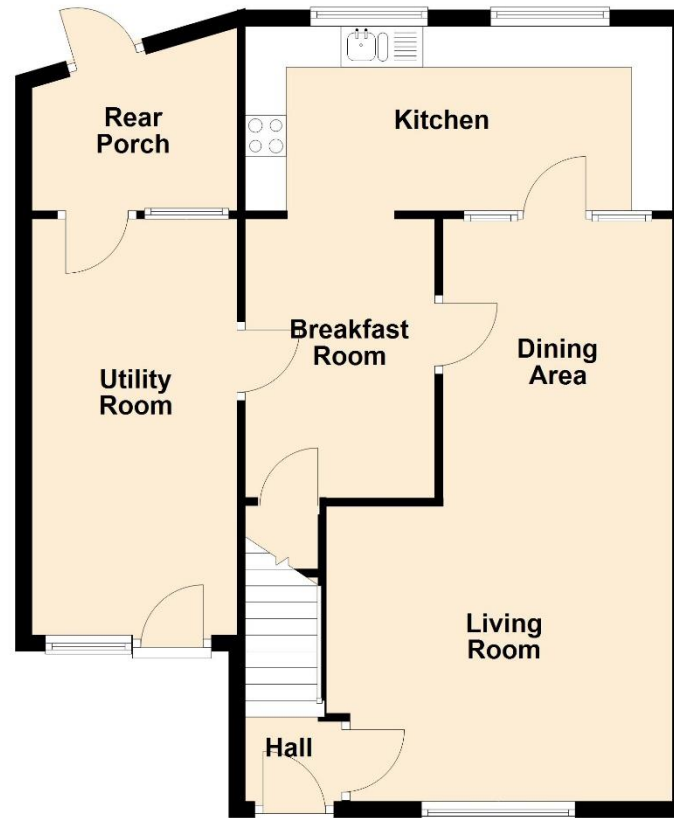
Council Tax Band: The property is valued in Band "C".

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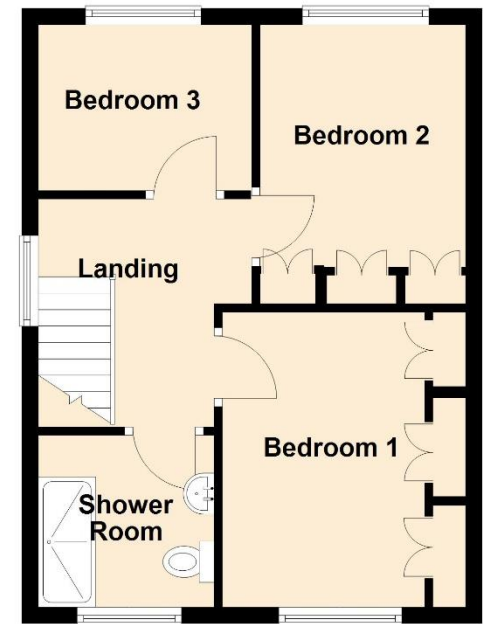
Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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