

BOWEN

PROPERTY SINCE 1862



Offers in the region of £220,000

🏠 2 Bedrooms 🚿 1 Bathroom

1 Snowdon Drive, Johnstown,
Wrexham LL14 2TF

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General Remarks

NO CHAIN - An extended detached two bedroom bungalow occupying a generous well stocked plot in a popular village location with wide ranging amenities and easy access to the A483.

This detached bungalow was originally constructed in around 1960 on a generous plot off Bangor Road. It was extended in the 1980's and now comprises a recessed side porch, L-shaped hallway, full width dual aspect lounge, preparation kitchen opening to an 18' dining kitchen area extensively fitted with "antique pine" finished units, two bedrooms with wardrobes and a bathroom. The house is gas centrally heated and double glazed with aluminium/wood framed units and PVCu to the rear extension. Outside a 10' wide drive extends down one side of the bungalow to a detached pre-cast garage with established gardens to the other sides including the rear which has several productive fruit trees



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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.

Location: The property is situated just off Bangor Road approximately a mile from the nearest access-point onto the A483 which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south. The village provides a range of amenities including a Primary School, Dental Surgery and a variety of Shops including a Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

Constructed of brick-faced external cavity walls beneath a pitched tile-clad roof to the original portion and a flat roof above the extension.

Accommodation

Side Recessed Porch: Aluminium framed double glazed door to:

L-Shaped Entrance Hall: Radiator. Single power point.

Lounge: 18' 6" x 11' 2" (5.63m x 3.40m) Being full width to the front of the property. Dual aspect with windows to the front and side. Wall mounted gas fire. Radiator. One double and one single power points. Television aerial point.

Preparation Kitchen: 7' 11" x 7' 6" (2.41m x 2.28m) Single drainer stainless steel sink unit inset into a double base unit with adjacent work surfaces, beneath which there is a "Glow-Gorm" gas-fired boiler and plumbing for both a washing machine and space for a tumble dryer. Tall storage cupboard and suspended wall cabinet. Ceramic tiled splash-back. Central heating programmer. Double and single power points. Square opening to:

Dining Kitchen: 18' 8" x 8' 7" (5.69m x 2.61m) Fitted with antique pine finished units including a range of ten-doored base cabinets and one drawer pack with an adjoining tall broom cupboard and eleven-doored suspended wall cabinets above. Fully tiled walls. PVCu framed double

glazed windows and external door. Six double power points. Wall mounted electric convector heater.

Bedroom 1: 11' 1" x 10' 2" (3.38m x 3.10m) including fitted wardrobes with a double bed recess and mirror-backed dressing table unit, all with blanket cupboards above. Radiator. Double power point.

Bedroom 2: 10' 1" x 7' 4" (3.07m x 2.23m) to chimney breast. Airing cupboard with immersion heater fitted to one alcove and a double wardrobe to the other. Radiator. Double power point.

Bathroom: 7' 10" x 4' 6" (2.39m x 1.37m) Fitted with the original three piece white suite comprising a panelled bath with a "Triton" electric shower above, pedestal wash hand basin and low level w.c. Fully tiled walls. Radiator.

Outside: To the roadway there is a dwarf brick front boundary wall with wrought-iron railings above matching the double gates extending to a tarmac and pavier drive at the side of the bungalow having a width of approximately 10'3" (3.12m) and leading to a Detached Pre-Cast Garage 17'6" x 10' (5.33m x 3.04m) fitted with a metal up and over door, electric light and power points. To the front there is a paved Secondary Parking Space and lawned garden, which then extends around to the left-hand side of the bungalow and to the rear where there are heavily stocked shrubbery borders, a flagged Patio and a selection of productive fruit trees. Outside tap and light.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas-fired boiler situated beneath one of the work surfaces in the Preparation Kitchen.









Tenure: Freehold. Vacant Possession on Completion.
NO CHAIN.

Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

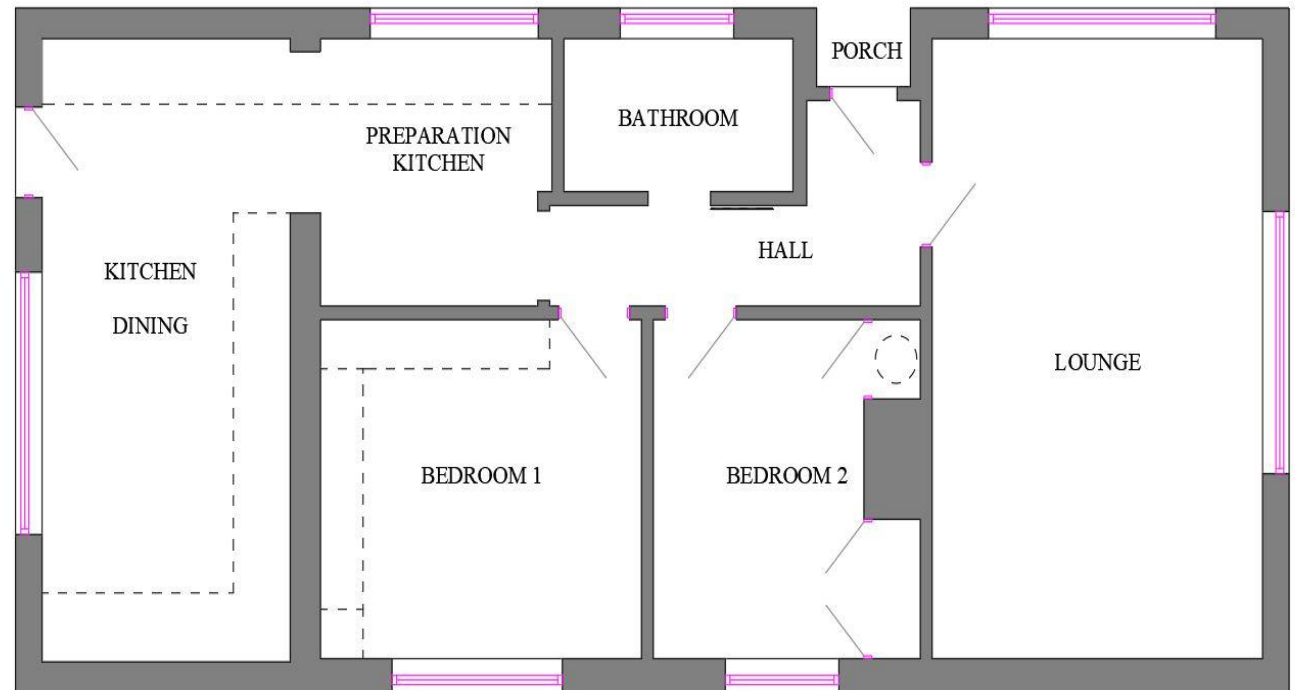
EPC: EPC Rating – 63|D.

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

Directions: For satellite navigation purposes use the post code LL14 2TF. Proceed south from Wrexham on the A483 in the direction of Oswestry until taking exit 2 signposted B5426 Bangor on Dee. At the exit slip road turn right and then continue for approximately half a mile until passing beneath a railway bridge at the entrance to the village. Take the first right onto Snowdon Drive and the property will be seen after about 50 yards on the left.

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