

# BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

21 Stablegates, Johnstown,  
Wrexham LL14 2SX

🏠 4 Bedrooms

🚿 2 Bathrooms



# 21 Stablegates, Johnstown, Wrexham LL14 2SX



## General Remarks

Located in a sought after cul-de-sac just a short distance from the amenities of Johnstown is this four bedroom detached family home. Available for sale with NO ONWARD CHAIN. The accommodation comprises an entrance hall, cloakroom, living room/dining room and kitchen with separate utility. There are four bedrooms (some with fitted furniture), an en-suite shower room and main bathroom. Attached single garage, off-road parking and an enclosed garden to rear. An ideal family home in a convenient location.



## Accommodation

### On The Ground Floor:

**Recessed Porch:** Quarry tiled flooring. Outdoor light.

**Entrance Hallway:** Tiled flooring. Part-glazed timber-framed entrance door. Radiator. Power points. Ceiling light point. Ceiling smoke alarm. Thermostat control for gas central heating system. Storage cupboard under the stairs.

**Cloakroom:** Low-level w.c. and wash hand basin with tiled splash-back. PVCu frosted double glazed window. Radiator. Tiled flooring. Ceiling light point.

**Living Room:** 15' 10" x 12' 10" (4.82m x 3.91m) Fitted carpet. PVCu double glazed window into bay. PVCu double glazed window to side. Two radiators. Ceiling light point. Power points and television aerial point. Telephone point. Coal-effect living flame gas fire set on a cream marble-effect hearth with matching inset and mahogany-effect surround and mantel-piece. Open to:

**Dining Room:** 11' 6" x 10' 2" (3.51m x 3.11m) Fitted carpet. Radiator. Power points. Ceiling light point. PVCu double glazed sliding doors to rear garden.

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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.

**Kitchen:** 13' 1" x 9' 8" (4.00m x 2.94m) Fitted with a range of panel-fronted units comprising wall and base cabinets with drawer pack, laminate work-top surfaces and a tiled splash-back. One-and-a-half bowl composite sink unit and draining-board. PVCu double glazed window. Radiator. Power points. Plumbing for dishwasher. Built-in four-ring "Whirlpool" gas hob with concealed extractor hood above. Integrated eye-level "Beko" electric fan oven and grill. Integrated under-counter fridge. Tiled flooring. Security alarm system.



**Utility Room:** 8' 2" x 5' 8" (2.49m x 1.72m) Fitted units to match the Kitchen including work-top surface. Single stainless steel sink unit and draining-board. Tiled flooring. Plumbing for washing machine and space for tumble dryer. Power points. Radiator. PVCu double glazed window. Part-glazed timber-framed door to side. Ceiling light point. Extractor fan. Wall mounted "Halstead Best 50" gas central heating boiler and electronic timer.









## On The First Floor:

**Landing:** Fitted carpet. Power points. Ceiling light point. Loft hatch. PVCu double-glazed window. Ceiling smoke alarm. Airing cupboard housing hot water cylinder.

**Bedroom 1:** 12' 11" x 10' 3" (3.93m x 3.12m) Fitted carpet. PVCu double glazed window. Radiator. Ceiling light point. TV aerial. Power points. Range of ash-effect fitted wardrobes with over-bed storage boxes and matching bedside cabinets and dressing table.

**En-Suite:** 7' 9" x 4' 2" (2.35m x 1.27m) Comprising three piece suite to include low level w.c. and pedestal wash hand basin. Fully tiled shower enclosure with "Redring" electric shower unit. Part-tiled walls. Vinyl flooring. Radiator. Ceiling light point. PVCu frosted double glazed unit. Extractor fan.

**Bedroom 2:** 13' 8" x 9' 10" (4.16m x 2.99m) Fitted carpet. PVCu double glazed window. Radiator. Ceiling light point. Power points. Range of fitted base units and matching fitted wardrobes. Shelving and fitted desk. Storage cupboard over the stairs.

**Bedroom 3:** 11' 11" x 10' 3" (3.62m x 3.12m) Fitted carpet. PVCu double glazed window. Radiator. Power points. Ceiling light point. TV aerial point.

**Bedroom 4:** 9' 10" x 6' 6" (3.00m x 1.97m) Fitted carpet. PVCu double glazed window. Radiator. Ceiling light point. Power points. Telephone and TV aerial points. Range of fitted base cupboards and desk with matching wall unit and shelving.

**Bathroom:** 6' 7" x 6' 6" (2.00m x 1.98m) Comprising a three piece bathroom suite to include low-level w.c. and pedestal wash hand basin. Panelled bath with chrome fitted mixer taps and hand-held shower attachment. PVCu frosted double glazed window. Part-tiled walls. Vinyl flooring. Ceiling light point. Extractor fan. Radiator. Shaver point.

**Garage:** 17' 2" x 8' 10" (5.23m x 2.70m) Up and over door. Electric consumer unit. Power points. Lighting. Ceiling loft hatch with storage area above.

**Outside:** Tarmac driveway allowing for Off-Road Parking and leading to the attached Single Garage. Outdoor courtesy lighting. Lawned garden to front and side access to rear. Outdoor tap. Block paved Patio Seating Area with two steps leading up to an additional lawned garden with mature shrubbery and trees. Fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted gas-fired boiler situated in the Utility Room.

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

**Viewing:** By prior appointment with the Agents.

**EPC :** EPC Rating - 60|D.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** For satellite navigation use Post Code LL14 2SX. Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the junction for Rhostyllen/Rhosllanerchrugog (by Starbucks). Take the third exit signposted B5605 Johnstown and continue into the village continuing straight through the first set of traffic lights. Turn left into Stablegates and the property will be eventually observed on the left-hand side.

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