



2

Johnstown | Wrexham | LL14 2TA

£279,000

**MONOPOLY**<sup>®</sup>

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## 2

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NO ONWARD CHAIN! Situated just off Bangor Road in Johnstown, Wrexham, this detached house on Laurel Grove offers a spans an impressive 1,078 square feet. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. An entrance hall, downstairs wc and fitted kitchen complete the ground floor. To the first floor are three bedrooms and a bathroom. One of the standout features of this home is the ample parking space available on the front drive and in the garage. This convenience adds to the overall appeal, allowing for easy access and additional storage options. To the rear is an enclosed low maintenance garden. This property is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. With its combination of space, practicality, and location, this property presents a wonderful opportunity for anyone looking to settle in Johnstown.

- A THREE BEDROOM DETACHED HOUSE
- DOUBLE ASPECT OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- DOWNSTAIRS WC
- FOUR PRICE FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- CONVENIENT CUL DE SAC LOCATION



### Entrance Hall

Upvc entrance door with leaded glazing and feature glazed panel to one side, laminate flooring, door to WC and living area.

### WC

WC, hand wash basin, window to side, frosted window to side.

### Lounge/Diner

Large window to front providing a good degree of natural light, feature fire place with electric fire, carpet, stairs rising to the first floor, storage cupboard, open plan into dining area, French style doors opening onto the garden, door to kitchen.

### Kitchen

Fitted with a range of beech effect wall and base units, complementary worktops, inset sink drainer, gas hob, single oven, extractor, tiled splashback, window and external door to rear, tiled flooring, space and plumbing for washing machine, heated towel rail.

### First Floor Landing

Carpet, doors to three bedrooms, bathroom and storage cupboard.

### Bedroom One

Carpet, fitted wardrobes and storage cupboard, window to front.

### Bedroom Two

Window to rear, carpet, fitted bedroom furniture.

### Bedroom Three

Carpet, window to rear.

### Bathroom

Shower enclosure, panel bath, wc, hand wash basin, frosted window to front, tiled walls and floor, chrome towel rail, spotlights.

### Outside

Front - Concrete drive with space for two cars leading to a single garage, generous front lawn to side, gate to rear garden.

Rear - Patio adjacent to the rear of the house, planted beds, lawn area, further patio to rear of the garage, gravel area, concrete path to garage and gate to front.

### IMPORTANT INFORMATION

\*Material Information interactive report available in brochure section. \*

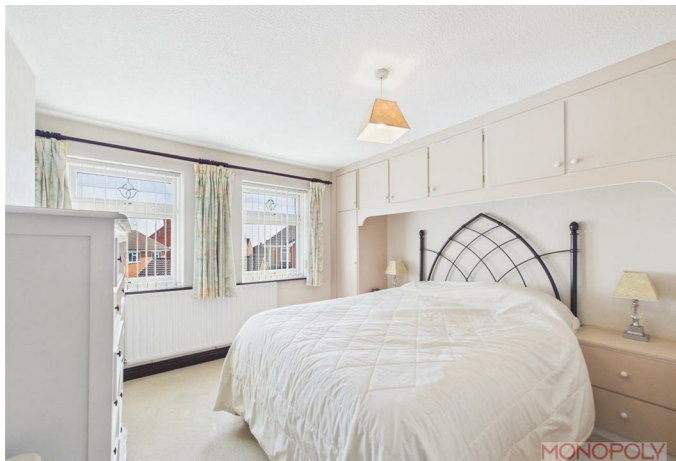
### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not





imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

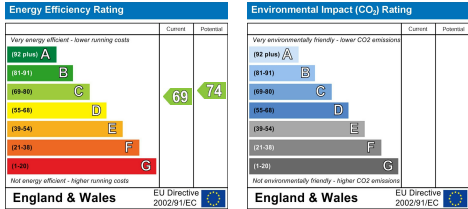




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