

Town & Country

Estate & Letting Agents

Bangor Road, Johnstown

£250,000



A beautifully presented three-bedroom semi-detached period property, situated in the popular residential area of Johnstown and offering a combination of character features and well-maintained accommodation.

The property briefly comprises an entrance hallway, spacious living room with bay window, feature fireplace and parquet flooring, separate dining room with French doors opening onto the rear patio, and a well-equipped kitchen with Belfast sink and integrated appliances.

To the first floor are three bedrooms, including two generous double bedrooms with built-in wardrobes, together with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, detached garage and useful outbuildings. The enclosed rear garden offers a generous patio seating area, lawn and established borders, with the outbuildings benefiting from electricity and plumbing.

Conveniently positioned for access to local amenities, schools, countryside walks, the A483 and Wrexham town centre, this attractive period home is offered in excellent condition throughout and would make an ideal family home.

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DESCRIPTION

A well-presented semi-detached home, situated in the popular village of Johnstown. Retaining period features, the property offers three bedrooms, two reception rooms, off-road parking, an enclosed rear garden, and a detached garage with outbuildings. Ideally located within easy reach of Wrexham town centre.

LOCATION

The area offers convenient access to local amenities, schools and transport links, including routes into Wrexham town centre and the A483. Johnstown is a well-established residential area, offering a range of everyday facilities alongside countryside walks.



HALLWAY

6'65 x 9'73

Entrance hall with tiled flooring, radiator and access to the living room and kitchen.



LIVING ROOM

11'38 x 13'7

Bright and spacious reception room

featuring a front-facing bay window, feature fireplace, parquet flooring and radiator.



KITCHEN

11'49 x 6'36

Fitted with a range of wall, base and drawer units, incorporating a Belfast sink, gas oven with induction hob and tiled flooring. A wall-mounted combination boiler is housed within a cupboard, with radiator, understairs storage cupboard, rear-facing window and door leading to the enclosed side porch.



DINING ROOM

Well-proportioned dining room with parquet flooring, feature fireplace and radiator. French doors open onto the rear patio.

SIDE PORCH

Tiled flooring, door to rear and front garden.



BEDROOM ONE

14'24 x 10'32

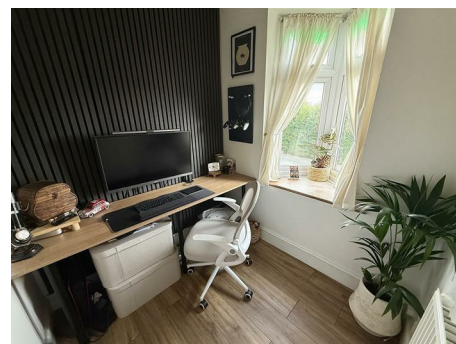
Double bedroom featuring a front-facing bay window, built-in wardrobes, wood-effect laminate flooring and radiator.



BEDROOM TWO

12'28 x 10'15

Double bedroom with rear-facing window, built-in wardrobes, wood-effect laminate flooring and radiator.



BEDROOM THREE

6'37 x 5'92

Window to front, with wood-effect laminate flooring and radiator.



BATHROOM

Tiled flooring, radiator, shower in cubicle, hand wash basin, wc and bath. Window to rear.

FRONT GARDEN

The front garden features a paved pathway leading to the entrance, with a lawn area and mature planted borders. The pathway also provides access to the side porch which leads to the rear garden.



REAR GARDEN

A generous enclosed rear garden featuring a large patio seating area, ideal for outdoor dining and entertaining. The garden benefits from useful outbuildings with electricity and plumbing, providing space for a washing machine and tumble dryer. Beyond the patio, the garden is mainly laid to lawn with established borders. To the rear is a detached garage with electric and an up-and-over door, together with gated driveway providing off-road parking.



Services

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold
Council Tax Band - C

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

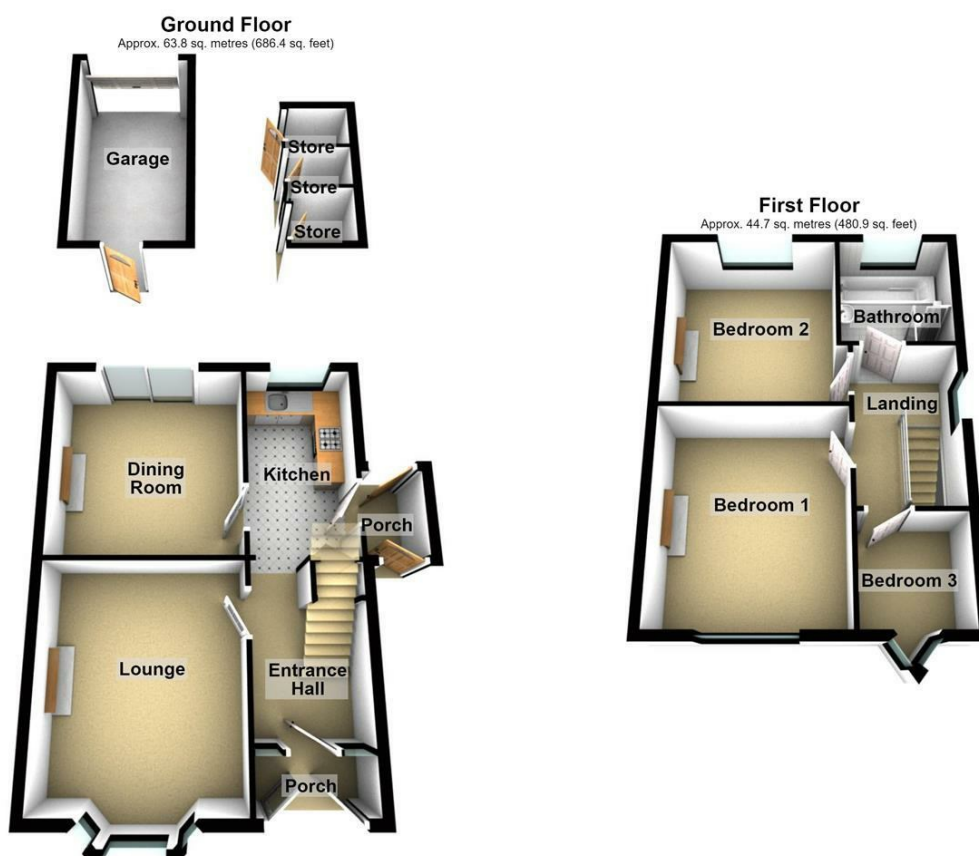
To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC