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Heol Ddyfrdwy, Wrexham

£210,000









Situated in the popular residential village of Johnstown, Wrexham, this well-presented three-bedroom family home offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a cosy snug with an attractive bay window, and a generous open-plan living and dining area featuring a characterful exposed brick fireplace with a log burner. A modern fitted kitchen with integrated appliances, a useful utility area and a downstairs WC complete the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom with a separate shower enclosure.

Externally, the property benefits from an enclosed rear garden with a lawn, patio seating area, useful outdoor storage and access to a garage. Conveniently located close to local schools, shops and amenities, with excellent access to Wrexham and surrounding transport links, this attractive home is ideal for families and a range of purchasers.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

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DESCRIPTION

This well-presented three-bedroom home offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a welcoming entrance hall, a cosy snug with an attractive bay window and a generous open-plan living and dining area, complete with an exposed brick fireplace and log burner. A modern fitted kitchen with integrated appliances, a useful utility area and a convenient downstairs WC complete the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, two benefiting from useful storage, alongside a family bathroom with a separate shower enclosure.

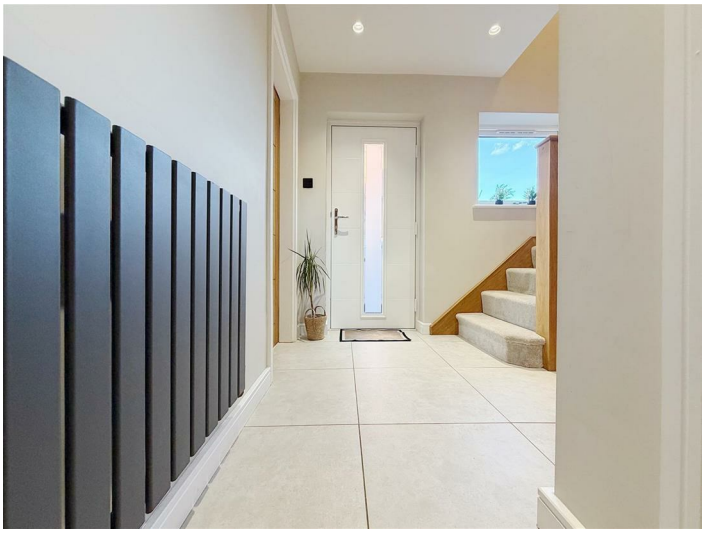
Externally, the property benefits from an enclosed rear garden with a lawn, patio seating area, raised flower beds and useful outdoor storage. Access to the garage provides further practicality, making this an appealing home for a range of purchasers.



LOCATION

Situated in the popular residential village of Johnstown, this property enjoys a convenient location within easy reach of a range of local amenities, including shops, supermarkets, schools and everyday essentials. The nearby village of Ruabon offers additional facilities and a railway station, providing useful transport connections.

The property is also conveniently positioned for access to Wrexham city centre, offering a wider selection of shops, restaurants, leisure facilities and educational establishments. With local bus services and access to the surrounding road network, the location is well suited to families, professionals and commuters alike.



ENTRANCE HALL

9.85' x 691'

The property is entered via a modern composite front door with an inset glazed panel. A UPVC double-glazed window is positioned to the left, allowing natural light to enter the hallway. Stairs rise to the first-floor accommodation, with a useful understairs storage cupboard providing additional storage space. The snug is accessed to the right, while the hallway leads directly into the spacious open-plan living and dining area. Further features include neutral floor tiling, overhead spotlights and a modern radiator positioned to the right-hand side.



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OPEN PLAN LIVING

22.02' x 11.90'

A spacious and welcoming open-plan living and dining area, offering an excellent space for both everyday family living and entertaining. The room features an attractive exposed brick fireplace housing a log burner, creating a charming focal point and adding character to the space. Light oak-effect laminate flooring runs throughout, complemented by modern radiators and overhead spotlights. UPVC double-glazed windows to both the front and rear elevations provide plenty of natural light, creating a bright and airy atmosphere.

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FIREPLACE



LIVING ROOM



SNUG

9.29' x 13.41'

A cosy and inviting reception room, ideal as a snug or additional living space. The room features an attractive UPVC double-glazed bay window overlooking the front elevation, allowing plenty of natural light to fill the space. A modern radiator is positioned beneath the window, while an electric fire provides an appealing focal point, creating a comfortable setting for relaxation.



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KITCHEN

5.99' x6.57'

The kitchen is fitted with a range of white wall and base units, complemented by contrasting black-effect worktops and stylish white metro-style splashback tiling. Integrated appliances include an electric hob, oven and dishwasher, providing convenience for everyday use. A radiator is positioned to the left-hand side upon entering.

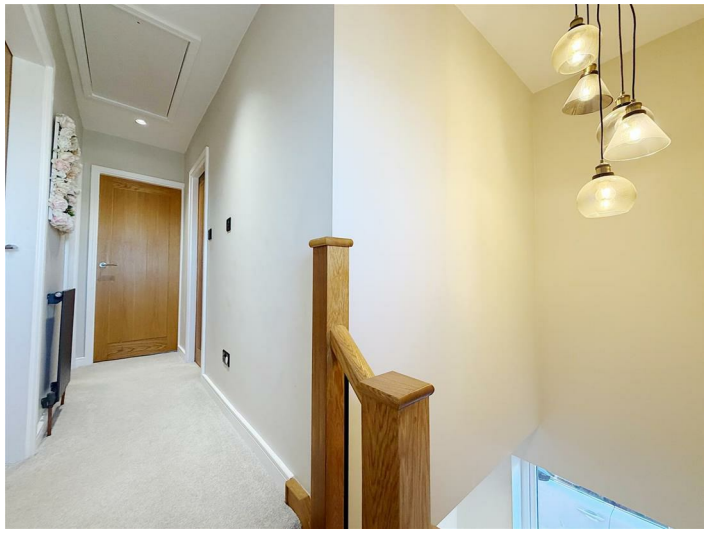


DOWNSTAIRS W/C

5.54' x2.45'

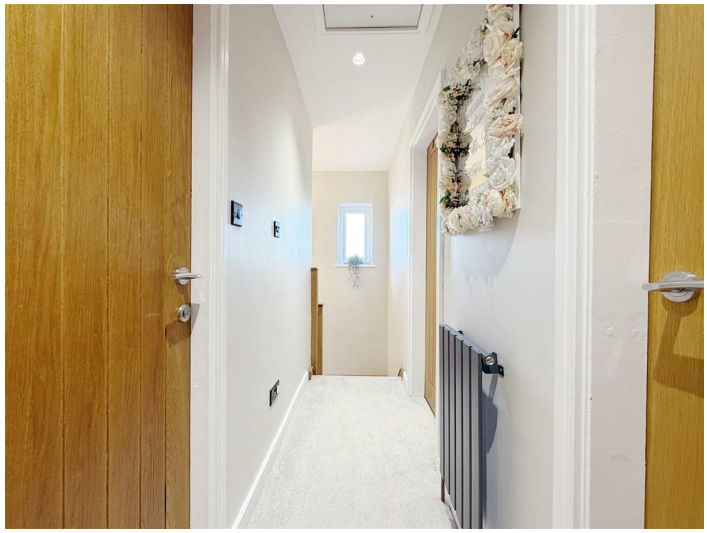
UTILITY AREA

A practical and useful utility space, providing additional storage and designated space with connections for both a washing machine and tumble dryer. Overhead spotlights complete the area, offering a convenient solution for household laundry requirements.



FIRST FLOOR LANDING

13.85' x 2.91'



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BATHROOM

6.17' x 7.98'



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MAIN BEDROOM

11.32' x 11.28'

A generously proportioned main bedroom featuring light grey carpeting and a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room. A radiator is positioned beneath the window, while a recessed alcove offers an ideal space for wardrobe storage. A further internal door provides access to a useful storage cupboard.



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BEDROOM TWO

8.96' x 11.36'

A well-proportioned second bedroom featuring grey carpeting and a large UPVC double-glazed window overlooking the rear garden, with a radiator positioned beneath. The room also benefits from two full-height built-in storage cupboards, providing excellent storage without compromising valuable floor space.



BEDROOM THREE

9.48' x 9.69'

A further well-proportioned bedroom, suitable for use as a child's bedroom, guest room or home office. The room features grey carpeting and a large UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

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REAR GARDEN

The enclosed rear garden offers a pleasant outdoor space, featuring a lawned area, patio seating space and raised flower beds positioned along the left-hand side. A garden shed provides useful storage, with further outdoor storage available to the side of the property. A pathway leads to a timber gate, providing convenient access to the side of the property and garage.

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EXTERNAL

GARAGE

Services (Wrexham)

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

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

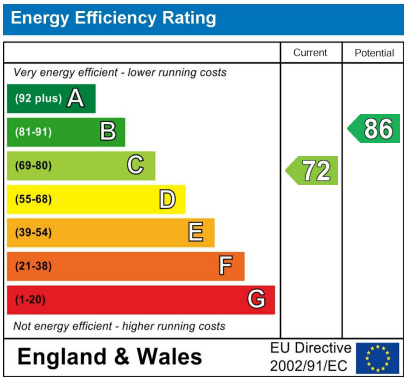
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AWAITING FLOORPLAN

COMING SOON



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