



3

Johnstown | Wrexham | LL14 2TH

£185,000

MONOPOLY
BUY ■ SELL ■ RENT

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A well presented two bedroom dormer style semi detached property situated in a favoured residential location in the popular village of Johnstown. The internal accommodation comprises an entrance hall, lounge/diner, kitchen to the ground floor and two bedrooms and a bathroom to the first floor. Externally there are gardens to the front and rear, off road parking and a single garage. The village of Johnstown offers a wealth of local amenities as well as having excellent road access to the A483 for commuting. **"VIEWING HIGHLY RECOMMENDED!"**

- A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- POPULAR & CONVENIENT LOCATION
- GENEROUS LIVING SPACE
- FITTED KITCHEN
- MODERN BATHROOM
- REAR GARDEN
- GARAGE
- OFF ROAD PARKING



Entrance Hall

Wood effect flooring, upvc front door, doors to lounge and kitchen, under stairs cupboard, stairs to first floor.

Lounge/Diner

Carpeted flooring, window to front, external door to rear, gas fire with granite effect hearth, timber surround.

Kitchen

Fitted kitchen with a range of wall and base units, single oven, hob, extractor, stainless sink/drainer, space for washing machine, wall mounted gas boiler, tiled flooring, window to rear, door to side, door to pantry cupboard with power.

First Floor Landing

Carpet, doors to two bedrooms and bathroom, storage cupboard, window to side.

Bedroom One

Carpeted flooring, dormer style window to rear.

Bedroom Two

Carpeted flooring, dormer style window to front.

Bathroom

Panel bath, hand wash basin, w.c, tiled walls, tile effect flooring.

Outside

Front - Front lawn, path to front door, driveway to side with space for up to three cars, gate to rear garden.

Rear - Hardstanding area adjacent to the house, steps up to lawn, path to garage pedestrian door.

Garage

Single garage with up and over door, pedestrian door to side.

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.

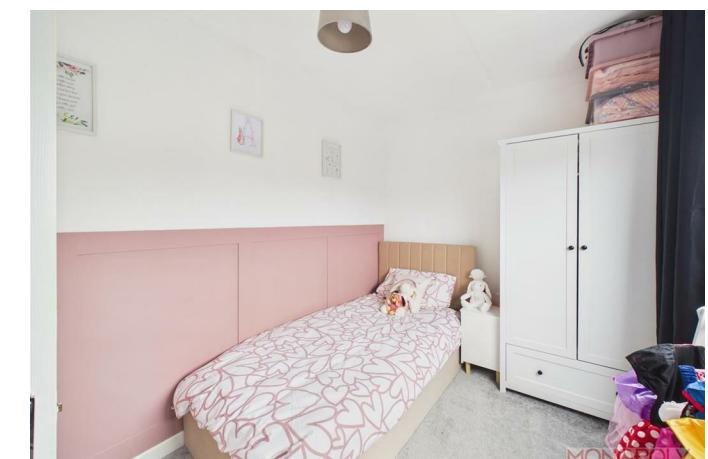
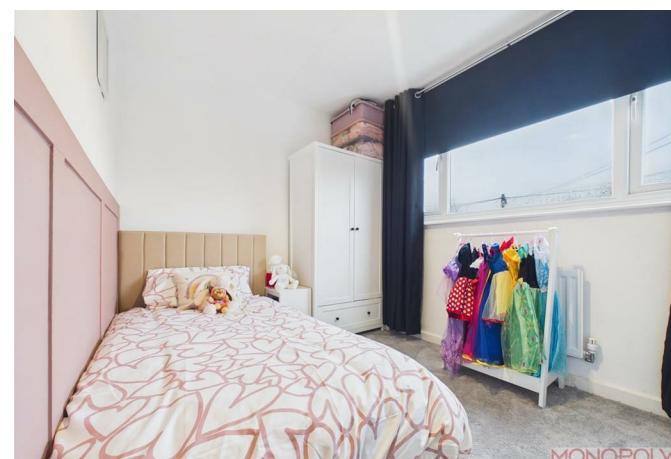
THE PROPERTY MISDESCRIPTIONS ACT 1991

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





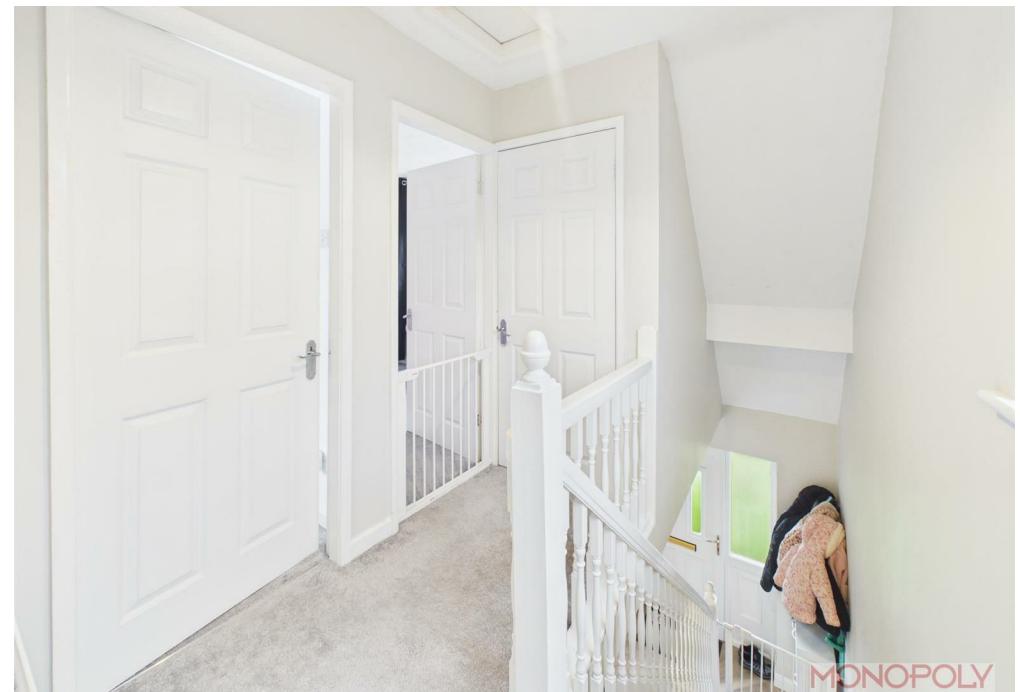
more.

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



MONOPOLY



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Approximate total area⁽¹⁾

871 ft²

81 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(A2 plus)	A	
(B1-81)	B		
(B9-88)	C		
(D1-88)	D		
(E1-88)	E		
(F1-88)	F		
(G1-88)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(A2 plus)	A	
(B1-81)	B		
(B9-88)	C		
(D1-88)	D		
(E1-88)	E		
(F1-88)	F		
(G1-88)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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