



Johnson Street, Wrexham LL14 1RW

£199,950

Situated on Johnson Street in Ponciau. The popular village of Ponciau sits close to the villages of Rhosllanerchrugog and Johnstown which have a wealth of local amenities as well as having excellent access to the A483 for travel to Wrexham, Chester and beyond. The spacious internal accommodation comprises an entrance porch, living/dining room, fitted kitchen, downstairs family bathroom, utility and three bedrooms. Externally there is ample off road parking on gated drive with space for multiple vehicles with a single garage. To the side is an enclosed courtyard.

- THREE BEDROOM DETACHED HOUSE
- TWO GENEROUS BEDROOMS AND A SINGLE BEDROOM
- FAMILY BATHROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Entrance Porch

UPVC door, double glazed window, laminate flooring, door to

Living/Dining Room

Double glazed window to front, double glazed window to side, two radiators, laminate flooring, stairs and door to

Kitchen

Range of wall base and drawer units, 1 3/4 stainless steel sink with mixer tap over, integrated oven and hob with extractor fan over, space for fridge/freezer and dishwasher, double glazed window to side, double glazed window to utility, laminate flooring, radiator, door to

Utility

Double glazed window to side, UPVC external door leading to courtyard, space for washer/dryer, storage cupboard, door to

Family Bathroom

Three piece suite comprising a low-level W.C, pedestal hand wash basin and panelled bath with mains shower over. Part tiled walls, tiled flooring, radiator, ceiling light point, extractor fan and frosted window to the side

First Floor Landing

Carpet flooring, radiator and doors to

Bedroom One

Fitted wardrobe, double glazed window to rear, carpet flooring, radiator

Bedroom Two

Double glazed window to front, carpet flooring, radiator

Bedroom Three

Double glazed window to front, double glazed window to side, carpet flooring, radiator

Garage

Up and over door, light points, electric points, window to side

Outside

To the front there is space for multiple vehicles, gate to courtyard to the side of the property

Important Information

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.

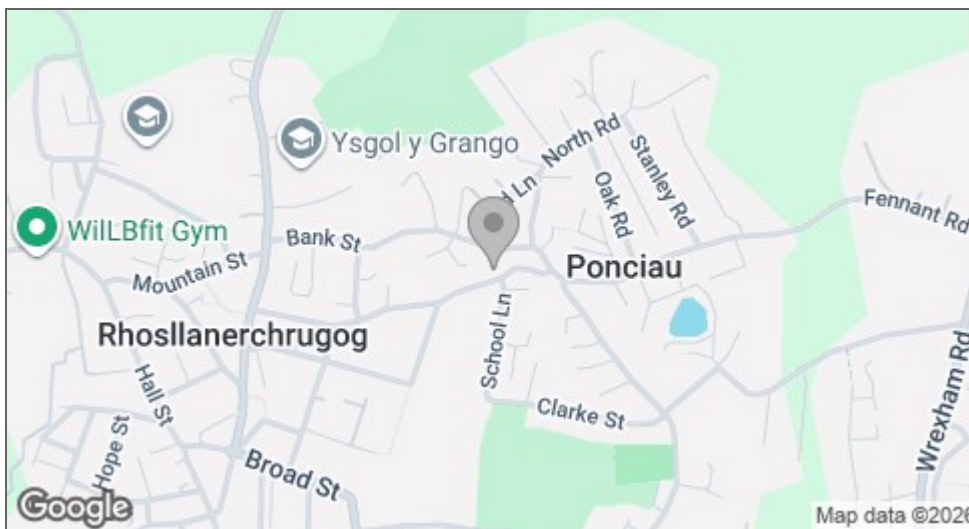
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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