



Y Fron, Johnstown LL14 1UP

£199,950

Situated in the sought after Nant Park area of Johnstown, Wrexham, this three bedroom semi-detached house offers a perfect blend of comfort and convenience. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned three bedrooms ensure that everyone has their own private sanctuary, while the bathroom is conveniently located to serve the household's needs. The property is set in a friendly neighbourhood, making it an excellent choice for those looking to settle in a community-oriented area. It lies close to "Ysgol Yr Hafod Johnstown" primary school and is just a short stroll away from scenic spots like "Bonc yr Hafod Country Park" and "Stryt Las Park". For your day-to-day needs, the "Co op Food Johnstown" and "Trawler Fish Bar" are also conveniently located nearby. One of the standout features of this property is the generous parking space, accommodating up to four vehicles on the drive and in the garage. This is a rare find in residential areas and adds to the overall appeal of the home. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached house in Y Fron presents a wonderful opportunity. With its spacious layout, convenient location, and ample parking, it is sure to attract interest. Do not miss the chance to make this charming property your own.

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE OPEN PLAN INTO DINING AREA
- FITTED KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING
- SINGLE GARAGE
- POPULAR & CONVENIENT CUL DE SAC LOCATION
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- GARDENS TO FRONT & REAR
- VIEWING RECOMMENDED!



Entrance Hall

Part-glazed UPVC entrance door into the hallway with stairs leading to the first floor and a door opening into the lounge.

Lounge

4.50m x 3.58m (14'9" x 11'8")

A spacious main reception room with carpet, window to front and open plan into the dining area.

Dining Room

3.35m x 2.90m (10'11" x 9'6")

With French style double doors leading to the rear garden bringing in natural light, this area also features, carpeted flooring, a radiator and a door to the kitchen.

Kitchen

3.51m x 2.16m (11'6" x 7'1")

Featuring a range of wall and base units with complementary work surfaces, a stainless steel sink, under counter electric oven with 5 ring gas hob above, splashback tiling, and ample space for appliances including a washing machine. Tiled flooring, an understairs storage area which has shelving and space for a tumble dryer, a rear window, and an external door to the side.

First Floor Landing

With a side window, loft access, an airing cupboard housing the combi boiler, and doors leading to

Bedroom One

3.25m x 2.84m (10'7" x 9'3")

Double bedroom with carpet and window to front

Bedroom Two

Another double bedroom with carpet and window to rear.

Bedroom Three

(2.62m x 2.31m (8'7" x 7'6"))

Laminate flooring, window to rear.

Bathroom

Featuring a panel-enclosed bath with an electric shower overhead, a low-level WC, and a pedestal wash hand basin. The bathroom is fully tiled, with radiator and a front-facing obscured window

Outside

The front garden is laid to lawn with well-stocked borders, while the brick paved driveway leads to a single garage with an up-and-over door, power light and side access timber door. The rear garden includes a lawned area, a raised decked seating space, a large timber shed and is bound by fence panels (which have recently been replaced to one boundary).

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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









