



Wrexham Road, Johnstown LL14 1PE

£270,000

Situated on Wrexham Road in Pentre Bychan and close to the popular village of Johnstown, Wrexham, this delightful semi-detached house presents an excellent opportunity to create superb family home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The spacious layout allows for a comfortable living experience, with ample natural light flowing through the well-proportioned rooms. This home features three generously sized bedrooms, providing plenty of space for family members or guests. Each bedroom offers a peaceful retreat, ideal for unwinding after a long day. The property also includes a bathroom, ensuring convenience for daily routines. Externally there is ample off road parking, a garage and tiered rear garden. The surrounding area is known for its friendly atmosphere and accessibility to local amenities, making it a perfect choice for those seeking a balance of tranquillity and convenience. With its appealing features and prime location, this property on Wrexham Road is a wonderful opportunity to create lasting memories in a welcoming environment. Do not miss the chance to make this charming house your new home.

- A THREE BEDROOM SEMI DETACHED HOUSE
- HUGE POTENTIAL FOR IMPROVEMENT
- KITCHEN
- TIERED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- FAR REACHING VIEWS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- NO ONWARD CHAIN!



Location

Located on Wrexham Road in Pentre Bychan close to the village of Johnstown. A good range of facilities and amenities can be found in Johnstown and the neighbouring village Ruabon. The property 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. The city of Wrexham is only 3.5 miles away and offers a good range of shopping. The development is surrounded by countryside and farmland yet is convenient location to access the A483 for travel to Wrexham, Chester, Oswestry and beyond. There is easy road access to the stunning landscapes of Llangollen, known for its picturesque views and outdoor activities. Excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to Chester and the North Wales coast. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city.

Entrance Porch

Glazed upvc double entrance doors, tiled floor, door to hall.

Hallway

Original tiled floor, stairs to first floor, spotlights, doors to two reception rooms, kitchen and understairs cupboard.

Lounge

Timber parquet flooring, bay window to front, with far reaching views, gas fire with timber mantel over.

Dining Room

Parquet flooring, patio doors to rear, fireplace recess with timber mantel over, fitted cupboards to either side of chimney breast.

Kitchen

Welsh style dresser unit, base unit, stainless steel sink drainer, worktops, space for cooker, extractor over, space and plumbing for washing machine, windows to side and rear, external door to side.

Garage

Single detached garage of brick construction with tiled pitched roof, up and over door, pedestrian door to side.

Bathroom

Panel bath, wc, hand wash basin, shower enclosure, window to rear, timber floor, part tiled walls.

First Floor Landing

Carpet, doors to bedrooms and bathroom, window to side.

Bedroom Two

Timber floor, window to rear, built in storage cupboards.

Bedroom Three

Single bedroom with a window to front with a lovely view.

Bedroom One

Timber floor, bay window to front with superb far reaching views.

Outside

Rear garden with patio adjacent house, steps up to two further tiers with field views to rear elevation.



Front gravel drive leading to an off road parking area and the garage, steps up to front door.

Additional Information

Gas central heating combi boiler.

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

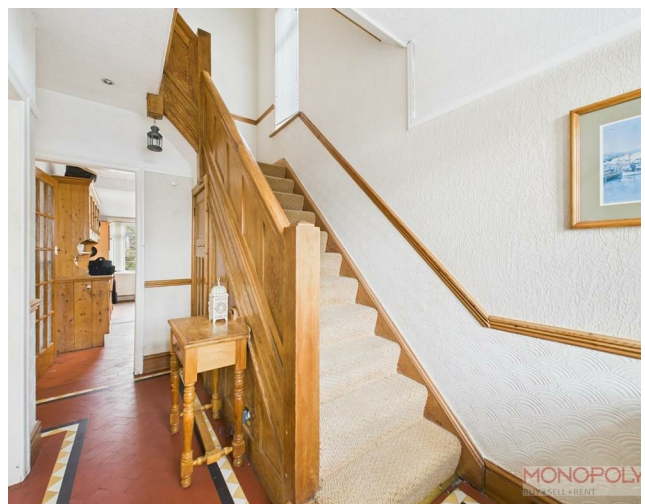
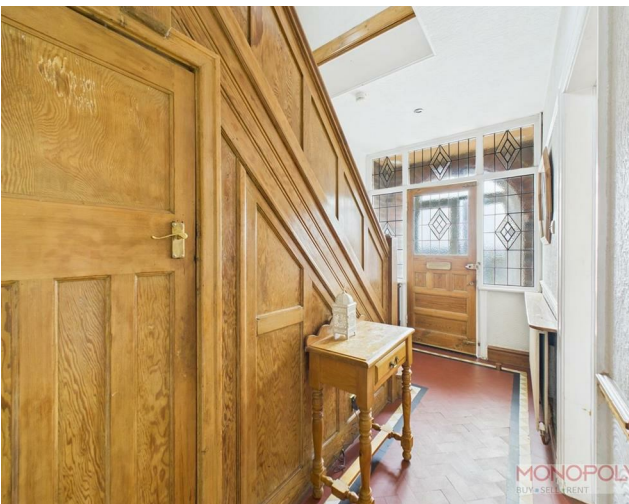
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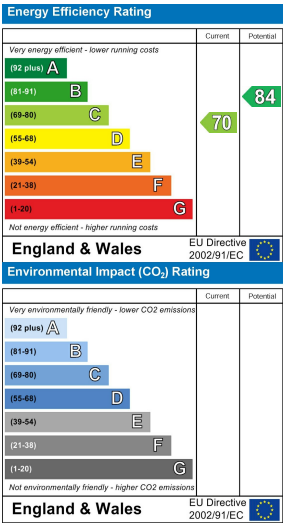
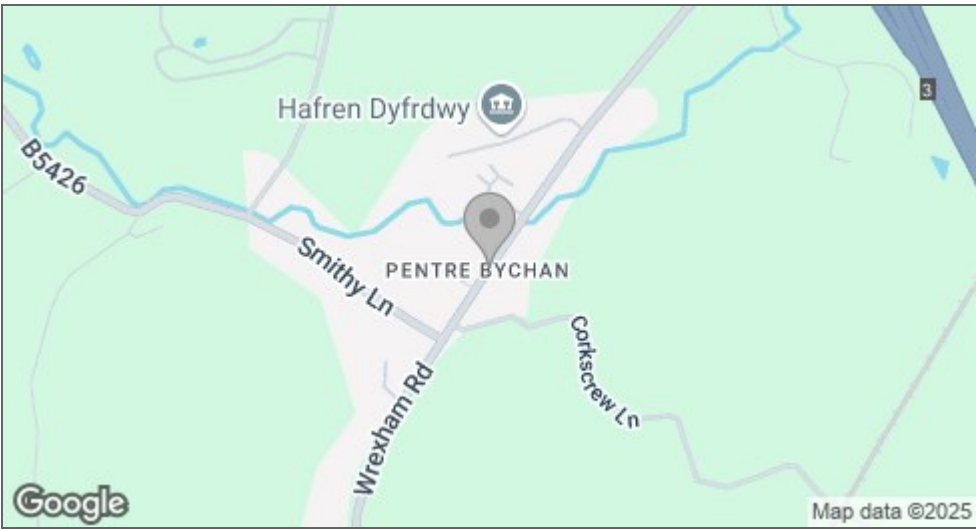
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