



53

Johnstown | Wrexham | LL14 2TE

Offers In Excess Of £240,000

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# 53

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Situated on Nant Park in Johnstown, Wrexham, this delightful semi-detached house on Worsley Avenue offers a perfect blend of comfort and convenience. Spanning an inviting 828 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into an entrance porch through to an inner hall. Beyond you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The stunning kitchen/diner a real focal point in this home, offering ample opportunity for culinary creativity plus dining with friends and family. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively. The property boasts a well-appointed modern bathroom, catering to the needs of modern living. One of the standout features of this residence is the generous parking space and garage, accommodating up to three vehicles, which is a rare find in many urban settings. This added convenience is sure to appeal to those with multiple cars or visitors. Situated in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a pleasant community feel, with the added benefit of being close to the city of Wrexham.

- A THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- SIGNIFICANTLY UPGRADED & RENOVATED BY THE CURRENT OWNER
- STUNNING KITCHEN/DINER
- LIVING ROOM
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



### Location

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 a 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

Tile effect flooring, composite entrance door, door to hall, wall mounted gas combi boiler.

### Hallway

Herringbone timber effect flooring, stairs to first

floor, understairs cupboard, doors to kitchen and lounge, spotlights, vintage style radiator.

### Lounge

A beautifully appointed, light and bright living space with herringbone timber effect flooring, window to front, spotlights, double doors to kitchen, vintage style radiator.

### Kitchen/Diner

Stunning fitted range of wall and base units, complementary worktops, inset composite sink drainer, mixer tap, tiled splashback, 5 ring gas hob, extractor, oven and grill, integral fridge/freezer, space for dishwasher and washing machine, window and French doors to rear garden, vertical radiator.

### First Floor Landing

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

### Bedroom One

Double bedroom, carpet, window to front.

### Bedroom Two

Double bedroom, carpet, window to rear, feature decorative panelling to one wall.

### Bedroom Three

Single bedroom or study, carpet, window to front.

### Bathroom

Stylish modern bathroom, panel bath with shower over, shower screen, wc, hand wash basin, set in vanity unit, part tiled walls, tiled floor, spotlights, extractor, window to rear.

### Garage

Single garage with electric roller door, pedestrian door to rear, power and lighting.





## Outside

Front - Front drive leading to the carport and garage, lawn to side.

Rear Garden - Brick paving adjacent house, lawn, planted borders, fencing to boundaries, gate to drive, patio to rear of garage.

## Additional Information

Recently renovated to a very high standard...gas central heating...upvc double glazing...property has been rewired in recent years...

## IMPORTANT INFORMATION

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

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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.

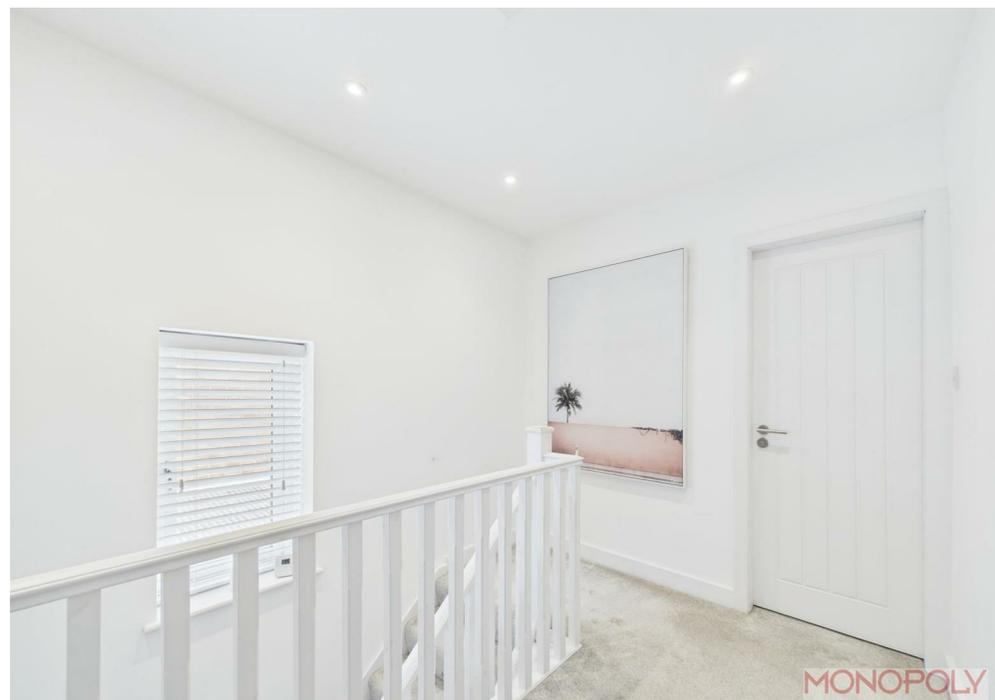
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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



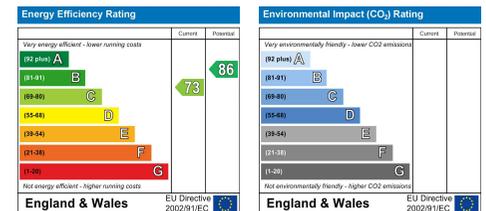


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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