

# Town & Country

Estate & Letting Agents

Heol Offa, Johnstown, Wrexham

£139,950



Sitting on a very generously sized corner plot close to the heart of this popular village located to the south of Wrexham with easy access to the city centre, local motorway networks and a host of day-to-day amenities. This three bedroom semidetached property is in need of a degree of modernisation whilst still benefitting from double glazing and gas central heating with internal accommodation comprising a spacious entrance hall, living room, dining room, kitchen, utility room and cloakroom WC along with the first floor landing which offers access to all three bedrooms. This property is available with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## ENTRANCE HALL

12'3" x 7'9"

The property is entered through a stain glass and leaded UPVC double glazed door which opens to a spacious entrance hall with a radiator, stairs rising to the first floor accommodation, a storage cupboard and internal doors opening to the dining room and living room.



## DINING ROOM

13'8" x 8'10"

The dining room features a window that faces the rear elevation and a radiator.



## LIVING ROOM

13 feet times 12'4"

The living room features a gas fire set within a ceramic tile hearth, A patio door that opens to the rear garden and an internal door that opens to the kitchen.



## KITCHEN

9'5" x 7'6"

The kitchen is fitted with wall base and drawer units. and the work surface space houses a stainless steel single drainer sink unit. Other features of the kitchen include partially tiled walls, a radiator and a window that faces the front elevation and side elevation.

## SIDE HALLWAY

The side hallway features its own separate UPVC double glazed access door from the front of the property which opens to a hallway with a cloakroom WC and utility room.

## UTILITY ROOM

9'2" x 5'4"

The utility room features a UPVC double glazed window window to the side elevation, a fitted base unit housing a double drainer sink unit and a radiator.

## FIRST FLOOR LANDING

The first floor landing features a radiator access to the loft and doors opening to the wet room, separate WC and all three bedrooms.



## WET ROOM

7'3" x 5'7"

The wet room features a wall mounted electric shower with a protective screening, a radiator, fully tiled walls and an opaque window that faces the front elevation.

## SEPERATE W/C

5'8" x 2'1"

The separate W/C comprises of a low level WC and opaque window that faces the side elevation.





## BEDROOM ONE

10'4" x 10'4"

The bedroom features a window that faces the rear elevation, a radiator and sliding wardrobes.



## BEDROOM TWO

13 feet times 9 feet max

This room features a window that faces the rear elevation and a radiator.



## BEDROOM THREE

9'3" x 7'4"

This room features a window that faces the front elevation and a radiator.



## EXTERNALLY FRONT AND SIDE

The property can be accessed through an iron gate positioned to the front of the property opening to a concrete path alongside a lawned and shrubbed garden. . There is also access to a brick out building measuring 6' x 5' 7 inches with power and light and an opaque window.

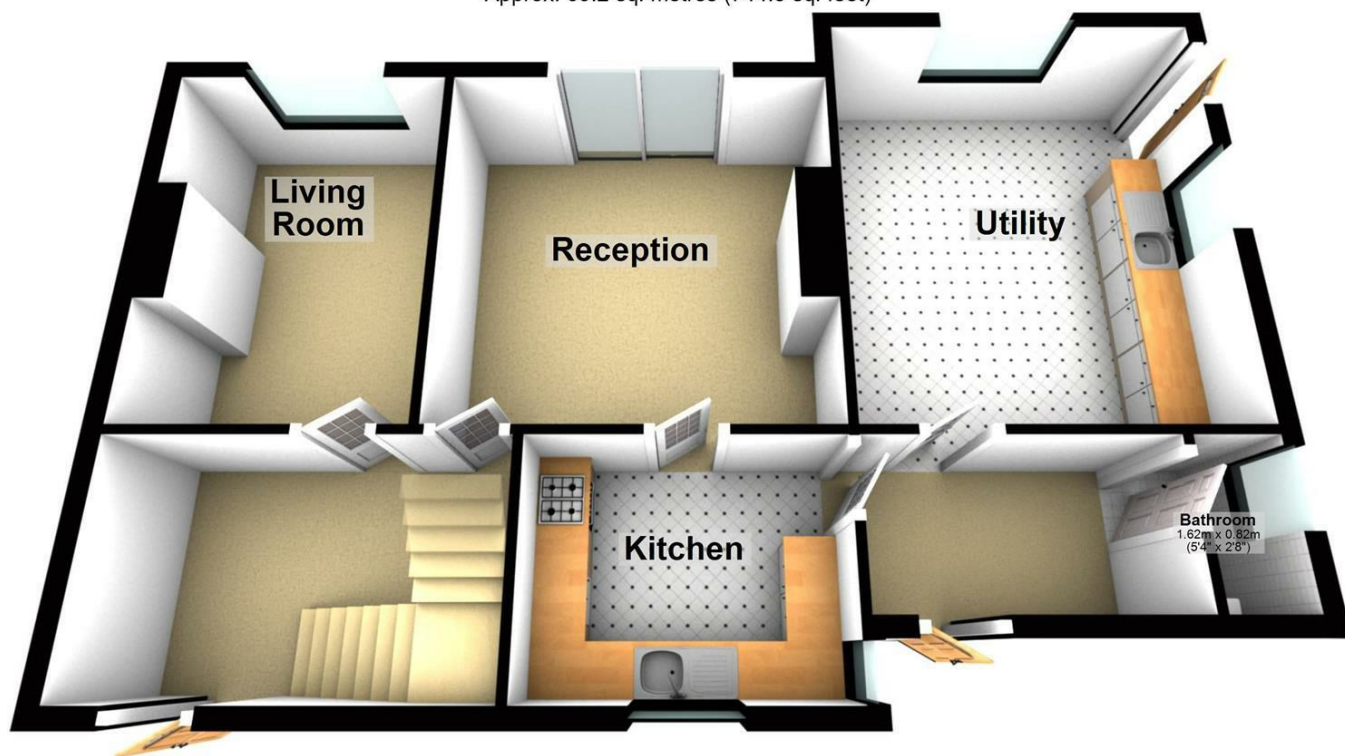


## REAR GARDEN

The rear garden enjoys a lovely sunny south Westerly facing aspect with a paved patio area and a lawn and shrubbed garden.

## Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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