

Town & Country

Estate & Letting Agents

Offa Street, Johnstown, Wrexham

£139,950



Located in the heart of the popular village with easy access to Wrexham, local motorway networks as well as a host of day-to-day facilities, this two bedroom terrace property over the last couple of years has undergone considerable improvement benefits from a recently installed gas central heating boiler, UPVC double glazing and internal accommodation comprising a porch, dining room, living room, kitchen, rear hall and ground floor bathroom and on the first floor two double bedrooms. To the front is a small forecourt garden, was the garden is enclosed by a series of timber fence panels with rear pedestrian access

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Externally front

An iron gate opens to a paved Forecourt

Porch

A UPVC double glazed porch with timber laminate flooring and door opening to the dining room



Dining room

10'3 x 10'10

With a window facing the front elevation with a radiator below, timber laminate flooring, and under stairs storage cupboard and an open through way to the living room



Living room

12'3 x 13'2

With a continuation of the timber laminate flooring to a living room with a radiator, a window facing the rear elevation and featuring central feature fireplace containing a living flame gas fire with a contemporary Adams style surround



Kitchen

8'9 x 7'5

The kitchen is fitted with lightwood grain affect wall base and drawer units complimented by stainless steel handles with worksurface space housing a stainless steel one and a half bowl sink unit with mixer tap, fully tiled wall and ceramic floor space for cooker, space and plumbing for washing machine and fridge freezer, a window is a side elevation and door open to the rear hall

Rear hall

With a timber panel glazed door opening to the rear garden shelved built in store cupboard and a door opening to the bathroom



Bathroom

7'5 x 5'9

Installed with a modern white suite comprising the panel bath with a mixer tap shower extension and protective screen, a dual flush low level WC and pedestal wash hand basin, full towel walls with a chrome heated towel rail and ceramic towel floor

First floor landing

With doors off two both bedrooms



Bedroom one

11'6 x 13'3

Having a built-in corner floor to ceiling cupboard housing gas combination boiler (installed in December 2023) with timber laminate flooring a radiator and window to the rear elevation



Bedroom two

10'1 x 10'9

With timber laminate flooring, windows at front elevation with a radiator below and a built-in wardrobe

Garden

To the rear of the property is The garden area predominantly enclosed by fence panels with concrete posts with a concrete patio area, outside lights and water supply and gated rear access for pedestrian use

Addendum

Rewired, Replumbed, New radiators, re-plastered, new Doors, architrave, skirting boards and laminate flooring in 2022 And a new boiler installed in December 2023

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage

Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>		
England & Wales	EU Directive 2002/91/EC	