

Town & Country

Estate & Letting Agents

Llys Belgrave, Johnstown

£310,000



Situated in the highly desirable village of Johnstown, with shops, schools and local amenities, nearby Ruabon has a railway station, there is an excellent bus service to all local areas and beyond and great motorway links. Viewing is highly recommended to appreciate this immaculately presented four bedroom link detached property, which benefits from Gas Central heating and UPVC double glazing, as well as being fitted with a fire suppression sprinkler system. With internal accommodation in brief comprises: Entrance hall, lounge, cloak room, kitchen with breakfast bar through to dining area, utility to side and on the first floor are the four bedrooms, the master having an en-suite and a further family bathroom. Externally there is a good sized rear garden, with driveway parking for several cars and a single detached garage.

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Externally Front

The property is approached through a wrought iron gate, steps down lead to the composite front door with overdoor canopy and curtsey light, timber gated side access to the rear of the property and a pedestrian entrance to the garage, enclosed with a well-stocked boarders and complementary wrought iron fencing.



Entrance Hall

Entered via a composite door with frosted glazed insert and matching panel to side, opening to laminate flooring, intruder alarm panel, radiator and smoke detector, stairs off rising to the first floor accommodation with built in storage cupboard below. Doors off opening to Cloakroom WC, kitchen/ dining room and living room.



Cloakroom Wc

Fitted with low level WC and pedestal hand wash basin, opaque UPVC double glazed window overlooking the front elevation, tiled floor, radiator and inset spot lights to the ceiling.



Living Room

17'9 x 11'5

With wood effect Quick step laminate flooring, UPVC double glazed bay window to front with radiator below, and a further radiator to the rear of the room.



Utility Room

5'10 x 5'7

With a continuation of the Shaker style base units from the kitchen. Marble work surface with matching splashbacks housing a stainless-steel single sink and drainer unit with mixer tap above. Space and plumbing for a washing machine, built in Lamona microwave. Wall mounted Baxi gas central heating boiler, radiator, ceiling light point and extractor fan. Composite door with frosted double-glazed insert opening to the side elevation.



First Floor Landing

With built in shelved airing cupboard, access to the loft and a radiator. Doors off opening to four bedrooms, the principle of which enjoys ensuite facilities and the family bathroom.

Kitchen/ Dining Room

12'6 x 12'4

Fitted with a comprehensive range of contemporary Shaker style base, wall and drawer units complimented by stainless steel hardware. Ample marble work surface with matching splashbacks and breakfast bar to side with storage cupboards below housing a Belfast sink with carved marble drainer and mixer tap. Built in appliances include; Zanussi electric oven and eye level grill, four ring ceramic hob under a stainless steel illuminating extractor hood, Prima dishwasher and tall fridge/freezer. Spanish wood tiled flooring, spotlights to the ceiling, along with smoke detector, radiator. And UPVC double glazed window overlooking the rear garden with French doors opening to the patio, internal door opening to the utility room.



Principle Bedroom

13'10 x 11'6

UPVC double glazed bay window to front with radiator

below, built double wardrobe with mirror insert and door off to en suite shower room.



Ensuite Shower Room

Fitted with a modern three piece suite comprising oversized fully tiled shower cubicle with thermostatic shower above, low level dual flush WC and wall mounted wash hand basin, with shaving point alongside. Chrome heated towel rail, tiled floor and partially tiled walls with an opaque UPVC double glazed window.



Bedroom Two

13'7 x 9'

UPVC double glazed window to front with radiator below.



Bedroom Three

11'3 x 8'3

UPVC double glazed window to rear with radiator below



Bedroom Four

9'9 x 7'10

UPVC double glazed window to rear with radiator below.



Bathroom

Fitted with a white four piece suite comprising panel bath with chrome taps, oversized fully tiled shower enclosure Triton electric shower, low level dual flush WC and wall mounted wash hand basin. Tall Chrome heated towel railed, partially tiled walls, tiled floor and an opaque UPVC double glazed window to rear.

Externally Rear

A paved patio leading down to a lawned garden with stocked beds to each border and having fences to each side and tall wall to the rear, all providing both shelter and privacy.

Vehicular access is found to the rear having a driveway for several vehicles leading to the single garage.

Addendum

The agents are advised that the property is freehold, There are currently 9 years left of the NHBC certificate

Services

The agents have not tested any of the appliances listed in the particulars.

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

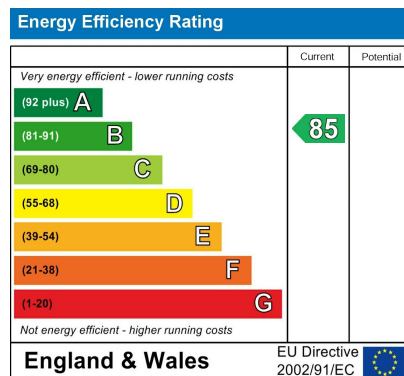
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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