

# Town & Country

Estate & Letting Agents

Pant Glas, Johnstown, Wrexham

£120,000



Enjoying elevated views over Stryt Las parc pond opposite, this second floor apartment enjoys the benefits of gas central heating along with UPVC double glazing and in brief comprises and entrance hall, a lovely open plan living/dining/kitchen with a balcony off, a bathroom and two bedrooms the principle of which has a dressing area and ensuite shower room off. Externally, there is an allocated parking space as well as a number of visitor spaces for guests.

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## Communal Entrance

With external post-boxes and stairs up rising to the private entrance.

## Entrance Hall

The property is entered through a panel front door which opens to timber laminate flooring, radiator, doors off opening to the open plan living/dining/kitchen and also doors off to the bathroom and to both bedrooms the larger of which has ensuite facilities.



## Open Plan Living Room/ Dining Room Kitchen

With timber laminate flooring, a radiator, recessed downlights set within the ceiling, a window facing the front elevation and UPVC double glazed French doors which open to the balcony which itself has lovely views over the Styrt Las parc pond opposite.



## Kitchen Area

The kitchen area is fitted with a range of shaker style wall, base and drawer units which are complimented by stainless steel handles with work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tile splashback. Integrated appliances include a stainless steel oven, hob and extractor hood along with a fridge/freezer and space and plumbing for a washing machine.



## Bathroom

7'1 x 6'3

Installed with a white suite comprising a panel bath with an electric shower above, dual flush low level WC and pedestal wash hand basin. The flooring is ceramic tiled, the walls partially tiled with a radiator and recessed downlights and extractor fan are set within the ceiling.



## Bedroom One

10'4 x 12'3 max

With timber laminate flooring, a window facing the front elevation with a radiator below and an open throughway to a dressing area measuring 4' x 5' 8 inches which in turn has a door off opening to the ensuite shower room.

## En suite Shower Room

4'7 x 5'8

Installed with a white corner shower enclosure with the thermostatic shower, a dual flush low level WC and corner wash hand basin with tile splashback. The flooring is ceramic tile, there is a radiator and recess downlights and extractor fan set within the ceiling.

## Bedroom Two

10'6 x 10'2 max

With a window to the front elevation, a radiator below and timber laminate flooring.



## Externally

The property benefits from a private

balcony with elevated views over Stryt Las parc pond has an allocated parking space outside and there is a number of visitors parking for any guests.



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.

### 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

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