

Town & Country

Estate & Letting Agents

Pant Glas, Johnstown, Wrexham

£120,000



Forming part of this modern development of apartments situated on the second floor this beautifully presented light and spacious property benefits from gas central heating along with UPVC double glazing and internal accommodation comprising an entrance hall, and living/dining/kitchen fitted with a range of wood grain affect wall base and draw units and a balcony overlooking woodland. There are also two bedrooms the principal of which has built in wardrobes and en suite facilities and a bathroom complete the internal accommodation. Externally there is an allocated parking space along with visitors parking.

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PRIVATE ENTRANCE HALL

A panelled front door opens into an entrance hall with wood grain-effect laminate flooring, a radiator, an airing/storage cupboard, and doors leading to the open-plan living space, both bedrooms, and the bathroom.



OPEN-PLAN LIVING, DINING AND KITCHEN

21' x 15'

This spacious area features wood grain-effect laminate flooring, two radiators, a window overlooking the rear elevation, and French doors opening onto a balcony with views over woodland. The ceiling is fitted with recessed downlights. The kitchen area is fitted with a range of light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles. Work surfaces include a breakfast bar and house a stainless steel one-and-a-half sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, as well as a fridge/freezer. There is also space and plumbing for a washing machine. The kitchen flooring is ceramic tile, and the walls are partially tiled.



BATHROOM

6'6" x 7'5"

Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and shower extension, a dual flush low-level WC, and a pedestal wash basin. The walls are partially tiled, and the floor is laid with ceramic tiles. Additional features include a radiator, recessed downlights, and an extractor fan set within the ceiling.



EN-SUITE SHOWER ROOM

6'2" x 5'1"

Fitted with a shower enclosure with thermostatic shower, a dual flush low-level WC, and a corner wash basin with tiled splashback. The floor is ceramic tile, and additional features include a radiator, recessed downlights, and an extractor fan set within the ceiling.

BEDROOM TWO

10'7" x 10'5"

(Currently used as an office – no photo available)

Includes a window to the front elevation with a radiator below.

Services (Wrexham)

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

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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



BEDROOM ONE

12'8" x 8'6"

This bedroom features a window to the front elevation with a radiator beneath and a built-in double wardrobe. There is an open walkway leading to a dressing area measuring 6'3" x 3'8", which in turn gives access to the en suite shower room.

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.

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.

