

Town & Country

Estate & Letting Agents

Heol Offa, Johnstown, Wrexham

£110,000



This spacious three-bedroom semi-detached bungalow, of non-traditional construction, is situated in a popular village south of Wrexham, offering easy access to the city centre, motorway links, and local amenities. The property features uPVC double glazing, gas central heating, an entrance hall, living/dining room, kitchen, modern four-piece bathroom, and three bedrooms. Outside, there is a gravel and lawned front garden with mature shrubs and gated side access to a private rear garden, mainly laid to lawn with a timber shed, water supply, and exterior lighting—enclosed by fencing and hedging.

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

TEL: 01978 291345

DESCRIPTION

This three-bedroom semi-detached bungalow, of non-conventional construction, is located in a popular village to the south of Wrexham. It offers easy access to the city centre, local motorway networks, and a host of day-to-day amenities. Benefiting from uPVC double glazing and gas central heating, the property comprises an entrance hall, living/dining room, kitchen, four-piece bathroom suite, and three bedrooms. Externally, to the front of the property is a golden gravel and lawned garden with a scattering of mature plants and shrubs, along with gated side access leading to a rear garden. The rear garden is predominantly laid to lawn and features a timber shed, outside water supply, exterior lighting, and is enclosed by a combination of fencing and hedging.



LOCATION

Johnstown is a well-established and sought-after village located just a few miles south of Wrexham city centre. The area offers a strong sense of community along with excellent local amenities, including shops, schools, pubs, and healthcare facilities—all within easy reach. The village enjoys convenient access to the A483, providing direct links to Wrexham, Chester, and the national motorway network, making it ideal for commuters. Public transport is readily available, with regular bus services connecting to surrounding

areas. Surrounded by beautiful countryside and close to popular attractions such as Erddig National Trust estate and Ty Mawr Country Park, Johnstown offers a perfect balance of rural charm and urban convenience. It's an ideal location for families, professionals, and retirees alike.

ENTRANCE HALL

15'5 x 5'6

With a built-in cupboard housing the consumer unit and meter, a radiator, and doors leading to all three bedrooms, the living room, and the bathroom.



LIVING ROOM

17'6 x 11'6

Featuring a window to the front elevation with a radiator below. A doorway leads through to the kitchen.



KITCHEN

11'8 x 8'8

Fitted with a range of wall and base units and a work surface housing a stainless steel single drainer sink unit with mixer tap. There is a radiator,

space for a cooker with a stainless steel extractor hood above, and space and plumbing for a washing machine. A window faces the rear elevation, and an opaque uPVC double-glazed door opens to the rear garden.



BEDROOM ONE

11'5 x 11'5

With a window to the front elevation and a radiator.

BEDROOM TWO

11'2 x 9'3

With a window to the side elevation and a radiator.

BEDROOM THREE

11'2 x 7'4

Includes a radiator, a window to the rear elevation, and a built-in cupboard housing the Ideal Logic gas combination boiler.



BATHROOM

7'8 x 7'8 (max)

Fitted with a white four-piece suite comprising a panelled bath, low-level WC, pedestal wash basin, and a shower enclosure with a thermostatic shower. The walls are tiled, and the room also includes a radiator, two opaque windows to the rear elevation, and ceramic tiled flooring.



EXTERNALLY

Double iron gates open onto a gravel area alongside a lawned garden with shrubs, an external light, and gated side access to the rear of the property. Timber gated side access leads to a well-maintained rear garden, primarily laid to lawn. The garden features a timber shed, outdoor lighting, water

supply, and is enclosed by a combination of hedging and fencing.

ADDENDUM

This property is of no conventional construction.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band A - £1462.00

Viewings (Wrexham)

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

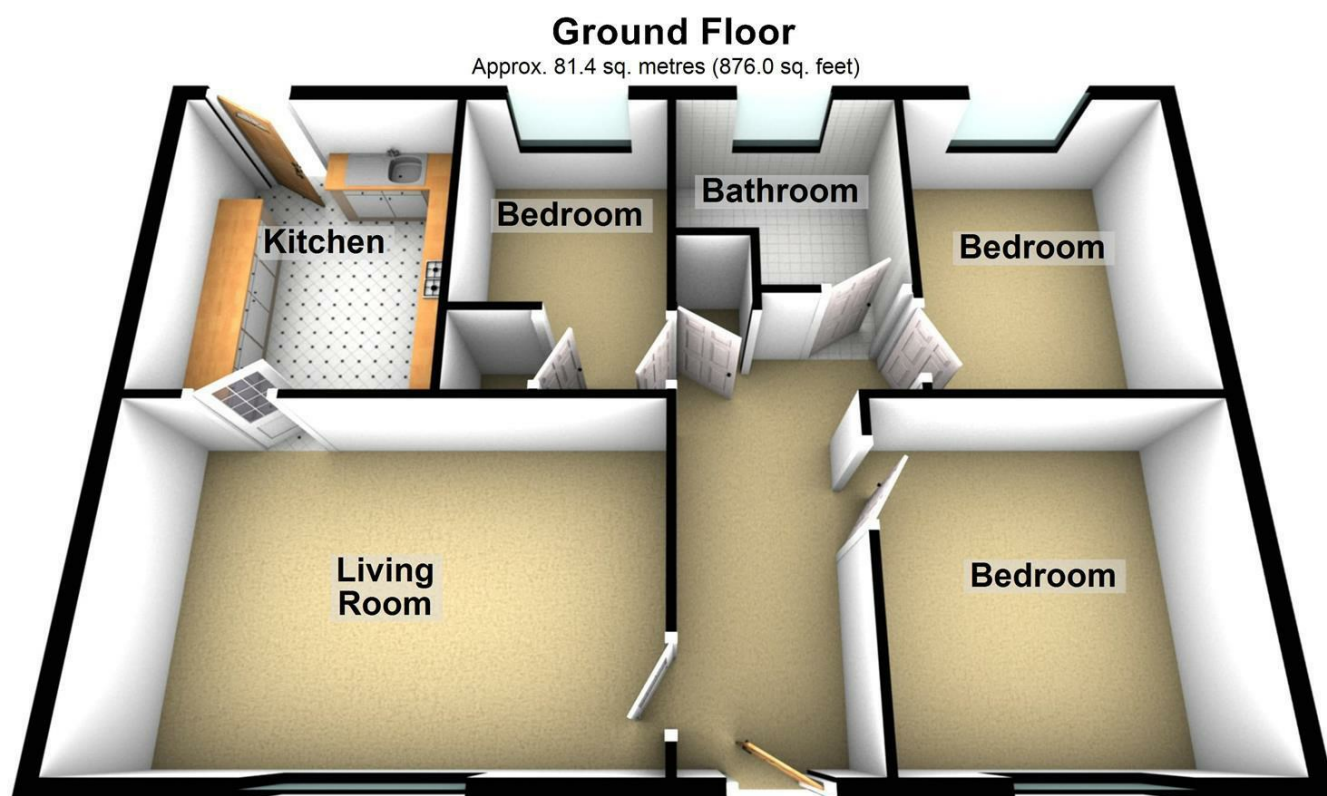
To Make an Offer (Wrexham)

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 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.



Total area: approx. 81.4 sq. metres (876.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.