

# Town & Country

Estate & Letting Agents

Brandy Brook, Johnstown, Wrexham

£220,000



Located in a modern development, this well-presented three-bedroom semi-detached home offers excellent access to Wrexham city centre, motorway links, and local amenities. Features include gas central heating, UPVC double glazing, an entrance hall, a spacious living/dining room with conservatory, and a kitchen with woodgrain-effect units. Upstairs offers three bedrooms and a stylish shower room.

Externally, there's block-paved off-road parking and a timber side gate leading to a south-west facing rear garden, lawned and stocked with mature plants and trees.

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## DESCRIPTION

Forming part of this modern development, this beautifully presented three-bedroom semi-detached home is ideally situated for easy access to Wrexham city centre, the local motorway network, and a host of day-to-day amenities. The property benefits from gas central heating, UPVC double glazing, and well-maintained internal accommodation comprising an entrance hall, living/dining room with conservatory off, and a kitchen fitted with woodgrain-effect units. The first floor offers a modern three-piece shower room and three bedrooms. Externally, there is block brick off-road parking to the front and a timber side gate leading to a south-west facing rear garden, attractively laid to lawn and stocked with mature plants and trees.



## 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

The property is entered through a UPVC double-glazed front door, opening into an entrance hall with light oak flooring. An internal door leads into the main living room.



## LIVING/DINING ROOM

21'9" x 12'4"

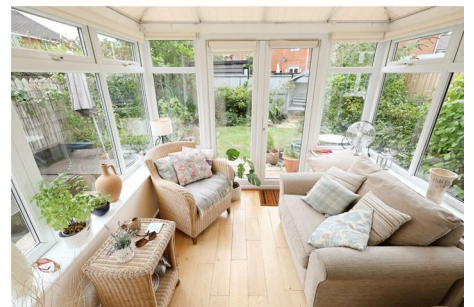
This spacious open-plan room continues the light oak flooring from the hallway and features a window to the front elevation, two radiators, an under-stairs storage cupboard, and patio doors that open into the conservatory. Internal doors lead to the inner hallway and kitchen.



## KITCHEN

9'2" x 6'6"

Fitted with a range of woodgrain-effect wall, base, and drawer units with stainless steel handles and complementary work surfaces. The kitchen includes a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances comprise a stainless steel oven, hob, and extractor hood. There is space and plumbing for both a washing machine and a slimline dishwasher, as well as space for a tall fridge freezer. The Ideal Logic gas combination boiler is wall-mounted, and a window overlooks the rear garden.



## CONSERVATORY

8'8" x 9'0"

Constructed with a low brick wall and UPVC double-glazed frame, the conservatory features integrated blinds and French doors opening onto the rear garden.

## INNER HALLWAY

With a radiator, stairs rising to the first-floor accommodation, and a door opening into the cloakroom/WC.



## CLOAKROOM WC

3'2 x 4'2

Fitted with a low-level WC, a corner wash hand basin with tiled splashback, a radiator, and an opaque window to the front elevation.

## FIRST FLOOR LANDING

Provides access to the loft space, a built-in shelved linen/storage cupboard, and doors off to the shower room and all three bedrooms.



## BEDROOM ONE

11'1 x 8'5

With a window facing the front elevation and a radiator beneath.

## BEDROOM TWO

9'5 x 10'2

With a window to the rear elevation and a radiator beneath.



## BEDROOM THREE

6'7 x 6'9 (max)

Includes a built-in wardrobe, a window to the front elevation, and a radiator.



## SHOWER ROOM

6'1 x 5'10

A modern, stylish shower room comprising a corner shower enclosure with panelled walls and dual-head thermostatic shower, a vanity unit with inset wash basin and mixer tap, and a dual flush low-level WC with cistern cover matching the vanity unit. Additional features include a chrome heated towel rail, extractor fan, and an opaque window to the rear elevation.



## EXTERNALLY

The property benefits from block brick off-road parking and a pathway leading to the front door, alongside a lawned garden with an established magnolia tree. To the left-hand side of the main entrance is a courtesy light, and to the side of the property, a timber gate provides access to the rear garden. This side passage includes a timber shed and a raised planter. The beautifully presented rear garden enjoys a south-west facing orientation. It is mainly laid to lawn and is well-stocked with a variety of plants, shrubs, and trees. A paved patio area provides space for outdoor dining, and the garden is

enclosed by timber fencing. There is also an external water supply.



## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars. Council Tax Band C £1949.00 Tenure: Freehold

## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 