

# Town & Country

Estate & Letting Agents

Offa Street, Johnstown

Offers In Excess Of  
£175,000



A good sized three bedroom semi-detached property set in a popular village location. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a gravelled garden to front and side, with enclosed patio area to rear. Viewing highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**

## Entrance

Double glazed door and side panels to front. Understairs storage. Dado rail. Radiator. Doors to:

## Lounge

16'0" x 10'1"

Gas fire with feature surround. Double glazed window to front. Radiator. Double doors through to:

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## Dining Room

11'2" x 8'5"

Double glazed window to rear. Radiator.

## Kitchen

11'1" x 9'11"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit and drainer with mixer tap. Gas and electric point for cooker with integrated extractor hood over. Space for fridge-freezer. Plumbing for washing machine. Fully tiled walls. Tiled flooring. Additional storage cupboard. Double glazed window to side. Double glazed door to rear. Radiator.

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## Landing

Loft access. Airing cupboard. Double glazed window to side. Doors to:

## Bedroom One

15'2" x 8'10"

Storage cupboard. Double glazed window to rear. Radiator.

## Bedroom Two

12'3" x 9'11"

Storage cupboard. Double glazed window to front x2. Radiator.

## Bedroom Three

10'3" x 5'11"

Storage cupboard. Double glazed window to front. Radiator.

## Bathroom

7'4" x 5'4"

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Fully tiled walls. Tiled flooring. Inset spotlights. Double glazed window to rear. Radiator.

## Outside

Gravelled garden to front and side and patio to rear.

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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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.

## Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.





**Ground Floor**

Approx. 42.8 sq. metres (460.7 sq. feet)



**First Floor**

Approx. 43.0 sq. metres (462.9 sq. feet)

Total area: approx. 85.8 sq. metres (923.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(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.