

Town & Country

Estate & Letting Agents

Stablegates, Johnstown

£279,950



A very spacious and well presented four bedroom detached property situated in a sought after village location. The property comprises; entrance hall, lounge/diner, kitchen, conservatory and W/C on the ground floor, with four bedrooms, en-suite and bathroom on the first floor. Externally is an integral garage, with driveway and lawn to front, and enclosed lawned garden with patio space to rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance Hall

Door to lounge. Double glazed frosted window to front.

Lounge/Diner

12'4" x 24'1"

Door to kitchen. Sliding doors to conservatory. Double glazed bay window to front. Door to under-stair storage cupboard. Electric fire. Three radiators.

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Kitchen

9'07" x 9'0"

Range of wall, base and drawer units. Complimentary work surfaces. 1 & ½ sink unit. Splashback tiling. Integrated oven, hob and extractor fan. Double Glazed window to rear. Tiled flooring. Door to utility.

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Utility Room

14'04" x 5'05"

Range of base units. Complimentary work surfaces. 1 & ½ sink unit. Splashback tiling. Double glazed window to rear. Tiled flooring. Space for fridge freezer, washer/dryer and dishwasher. Door to downstairs WC.

Downstairs WC

Pedestal wash hand basin. Low level WC. Radiator. Double glazed window to side.

Conservatory

8'07" x 15'04"

Dwarf wall construction. Patio doors to rear.

First Floor Landing

Airing cupboard. Doors leading to;

Bedroom One

14'07" x 10'11"

Double glazed window to front. Full carpeted. Radiator.

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En Suite

Pedestal wash hand basin. Low level WC. Shower cubical with electric shower. Double glazed frosted window to front.

Bedroom Two

13'01" x 9'01"

Double glazed window to rear. Radiator.

Bedroom Three

8'09" x 7'02"

Double glazed window to rear. Radiator.

Bedroom Four

7'09" x 8'08"

Double glazed window to rear. Radiator.

Family Bathroom

6'07" x 8'07"

Pedestal wash hand basin. Low level WC. Panel enclosed bath with electric shower over. Part tiled walls. Wood effect flooring. Double glazed frosted windows to rear. Radiator.

Garage

17'05" x 8'02"

Single garage with up and over door.

Outside

Lawned area to the front of property with a driveway. Rear garden comprises of lawned area, patio area and decking. Gate with access to front of property.

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Viewing

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.

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.

