

Town & Country

Estate & Letting Agents

Brynhyfryd, Johnstown, Wrexham

£190,000



Situated in a popular village with easy access to Wrexham, motorway links, and local amenities, this detached bungalow offers great potential for modernisation. The property benefits from UPVC double glazing and includes an entrance hall, living room, kitchen, two bedrooms, and a bathroom. Externally, there is a gravelled front garden, driveway with detached garage, and an enclosed rear garden. Offered for sale with no onward chain.

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

TEL: 01978 291345

DESCRIPTION

Situated within this popular village offering convenient access to Wrexham, local motorway networks, and a range of everyday amenities, this detached bungalow offers excellent potential for modernisation. Benefitting from UPVC double glazing, the accommodation comprises an entrance hall, living room, kitchen, two bedrooms, and a bathroom. Externally, there is a gravelled and shrubbed front garden, driveway parking leading to a detached single garage, and gated access on both sides of the bungalow to the enclosed rear garden, which is mainly paved and gravelled.



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 via an opaque UPVC double-glazed front door which opens into the entrance hall. The hall includes an electric wall heater, an airing cupboard housing the hot water cylinder, two built-in cloaks/storage cupboards, and doors leading to the living room, kitchen, both bedrooms, and the bathroom.



LIVING ROOM

14'6 x 12'6
Featuring a window to the front elevation with an electric wall heater beneath.



KITCHEN

17'6 x 7
With windows to the front and side elevations, the kitchen is fitted with a range of wall, base, and drawer units incorporating a stainless steel double drainer sink unit with tiled splashbacks. There is an electric wall heater and an



opaque UPVC double-glazed door opening to the side elevation.



BEDROOM ONE

13'9 x 8'6
A window overlooks the rear elevation with an electric wall heater below.



BEDROOM TWO

8'2 x 9'4
Fitted with a range of wardrobes with three sliding doors. A window overlooks the rear elevation with an electric wall heater below.



BATHROOM

8 x 5'2 (max)
Fitted with a yellow suite comprising a panelled bath with electric shower above, pedestal wash hand basin, and

low-level WC. The walls are part tiled, and there is an opaque window to the side elevation.

GARAGE

A single detached garage with an up-and-over door and an opaque high-level window to the side elevation.

EXTERNAL

To the front of the property is a gravelled garden area with wrought iron gated access from both sides of the bungalow, leading to the rear garden. A driveway to the right-hand side provides off-road parking and leads to a single detached garage. Rear garden accessible from either side of the bungalow, the rear garden is predominantly paved and gravelled, enclosed by a mix of low fencing to the sides and hedging to the rear boundary.

Services

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

Viewings

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

To Make an Offer

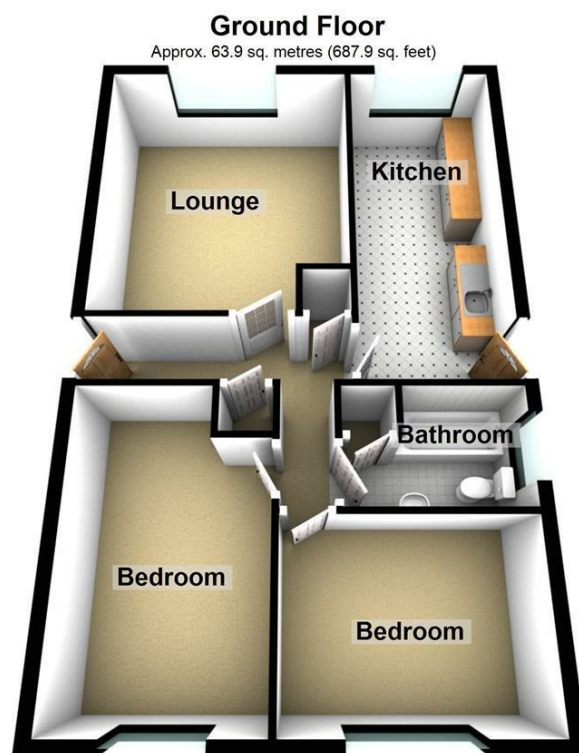
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

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. 63.9 sq. metres (687.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	33	
(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.