

# Town & Country

Estate & Letting Agents

Plas Tirion, Johnstown, Wrexham

£229,950



Located at the heart of this popular development within the village of Johnstown, offering easy access to Wrexham, local motorway networks, and a host of day-to-day amenities, this three-bedroom semi-detached property is available with the benefit of no onward chain. The property benefits from gas central heating and UPVC double glazing and briefly comprises an entrance hall, a spacious living/dining room with conservatory off, a modern fitted kitchen, and a first-floor landing providing access to a contemporary three-piece bathroom suite and three bedrooms. Externally, to the front of the property is a lawned and golden gravel garden, along with ample off-road parking for several vehicles positioned in front of an oversized garage. The enclosed rear garden is mainly laid to lawn with paved and gravel seating areas.

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## DESCRIPTION

A three-bedroom semi-detached property situated within a popular residential development in the village of Johnstown. The accommodation comprises an entrance hall, living/dining room with conservatory, fitted kitchen, three bedrooms, and a family bathroom. The property benefits from gas central heating, UPVC double glazing, an oversized garage, off-road parking, and enclosed front and rear gardens. Conveniently located for access to Wrexham, local amenities, and major road networks.

## LOCATION

Plas Tirion is a residential street within the village of Johnstown, Wrexham. The area offers convenient access to local amenities, schools, and transport links, including routes into Wrexham town centre and the A483. Johnstown is a well-established residential area with nearby open spaces and everyday facilities.



## EXTERNALLY

Externally, to the front of the property is a lawned and golden gravel garden, along with ample off-road parking for several vehicles positioned in front of an oversized garage. The enclosed rear garden is mainly laid to lawn with paved and gravel seating areas. To the front of the property there is ample off-road parking positioned in front of a single garage, alongside a lawn and

golden gravel garden, with an external light located to the left-hand side of the main entrance door.

## ENTRANCE HALL

The property is entered via an opaque double-glazed front door, which opens into the entrance hall. Features include a radiator, wood-grain effect laminate flooring, and stairs rising to the first-floor accommodation. A door opens into the living/dining room.



## LIVING/DINING ROOM

23' x 13' (max)

With a continuation of the wood-grain effect laminate flooring, this spacious living/dining room has a window to the front elevation, two radiators, a partially glazed door leading to the kitchen, and patio doors opening into the conservatory.



## CONSERVATORY

9'1" x 8'

A UPVC double-glazed conservatory fitted with a radiator and French doors opening onto the rear garden.



## KITCHEN

10'8" x 7'2"

A stylish grey wood-effect shaker-style kitchen fitted with wall, base, and drawer units, complemented by stainless-steel handles and wood-grain effect work surfaces. The kitchen houses a stainless-steel one-and-a-half bowl sink with mixer tap and tiled splashbacks. Integrated appliances include a stainless-steel oven, hob, and extractor hood. There is space and plumbing for a washing machine, ceramic tiled flooring, and an under-stairs storage cupboard with light. A door opens into the garage.

## GARAGE

23'6" x 13'2"

An oversized garage accessed from the front via an up-and-over door or internally through an opaque UPVC double-glazed door. The garage benefits from power and lighting, a single-glazed window to the rear elevation, and a double-glazed stable-style door opening to the rear garden.

## REAR GARDEN

Predominantly laid to lawn with paved and gravel patio areas, the garden is enclosed by a combination of fencing and hedging and benefits from an outside water supply and external lighting.

## FIRST FLOOR LANDING

The landing has a window to the side elevation, access to the loft, and a

built-in cupboard housing the Glow-worm gas combination boiler. Doors lead to the bathroom and all three bedrooms.



## BATHROOM

6'7" x 5'8"

Installed with a modern white three-piece suite comprising a panelled bath with central mixer tap and dual-head thermostatic shower with protective screen, a dual-flush low-level WC, and a vanity unit housing a washbasin with mixer tap. The walls are tiled and additional features include a chrome heated towel rail, an opaque window to the front elevation, recessed ceiling downlights, and an extractor fan.



## BEDROOM ONE

10'5" x 9'6"

Fitted with wardrobes, drawers, and luggage cupboards, with a window to the front elevation and a radiator beneath.



## BEDROOM TWO

12'8" x 7'9"

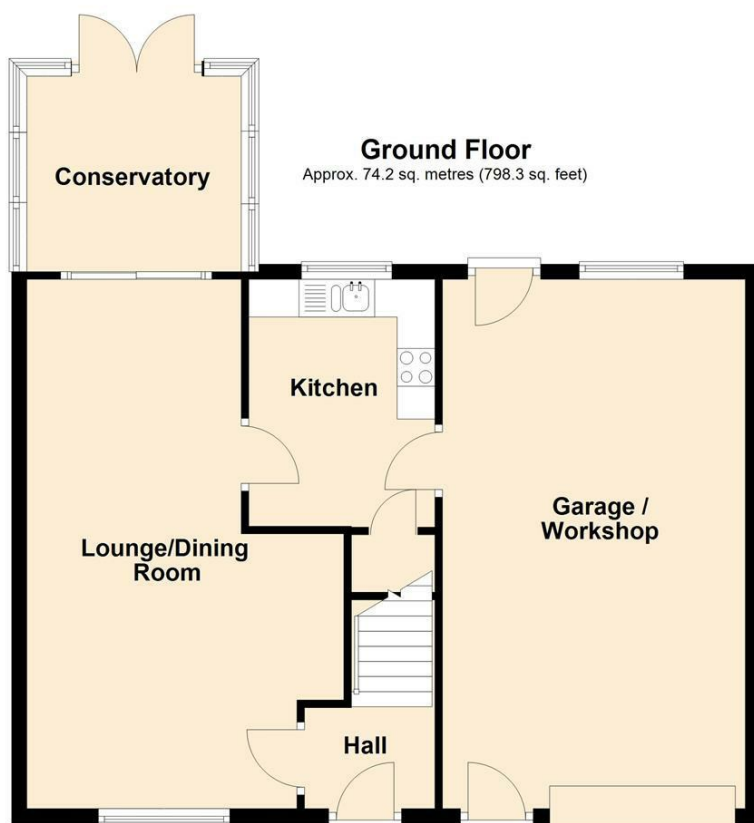
Also fitted with wardrobes, drawers, and luggage cupboards, with a window to the rear elevation and a radiator below.



## BEDROOM THREE

8'7" x 6'7"

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



| 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                             | 70                      | 77        |
|                                             | EU Directive 2002/91/EC |           |

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