

# Town & Country

Estate & Letting Agents

Pant Glas, Johnstown, Wrexham

£129,950



This stylish and well-maintained two-bedroom apartment offers modern living throughout, featuring a spacious open-plan kitchen, dining, and lounge area with access to a private veranda balcony. The property benefits from a generous master bedroom with fitted wardrobes, dressing area, and en-suite shower room, alongside a second spacious bedroom and a contemporary family bathroom. Finished to a high standard with modern décor, integrated kitchen appliances, and excellent natural light, this property would make an ideal first home, downsizing opportunity, or investment purchase.

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TEL: 01978 291345



## DESCRIPTION

A beautifully presented two-bedroom apartment offering spacious accommodation throughout, including a modern open-plan kitchen, dining and living area with private balcony, a generous master bedroom with en-suite and dressing area, a contemporary family bathroom, and stylish flooring throughout. Ideal for first-time buyers, professionals, or investors alike. Externally there is an allocated parking space directly outside the entrance and a number of visitors spaces for guests



## LOCATION

Situated in a convenient residential location, the property offers excellent access to local amenities, shops, schools, and transport links. Nearby road networks provide easy commuting access, while surrounding leisure facilities and green spaces make the area ideal for both professionals and families.



## HALLWAY

The hallway is fitted with wooden laminate flooring and provides access to both bedrooms, the family bathroom, and the open-plan living, dining, and kitchen area.



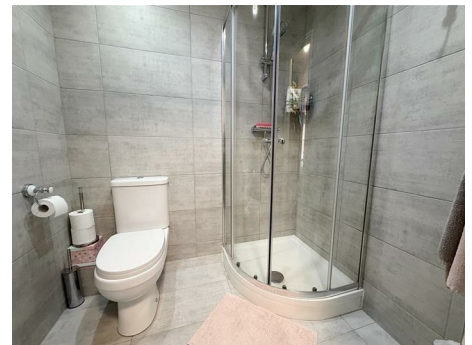
## BEDROOM ONE

As you enter the bedroom, there is a UPVC double-glazed window facing the front of the property with a radiator positioned beneath. The bedroom features grey fitted carpet.



## DRESSING AREA

The alcove area currently used as a dressing room/clothing space, which leads through to the en-suite shower room.



## EN-SUITE

The en-suite is fully tiled and comprises a shower, sink unit, heated towel radiator, and overhead spotlights.





## BEDROOM TWO

Bedroom Two is a spacious room fitted with light oak wooden flooring. There is a UPVC double-glazed window to the front elevation of the property and a radiator positioned beneath.



## OPEN PLAN LIVING AREA

Entered from the hallway, the open-plan kitchen, dining, and living area benefits from a UPVC double-glazed window facing the rear of the property with a radiator positioned beneath. The room also features spotlights throughout.

The kitchen is fitted with wooden cabinets and overhead units, a gas hob with integrated oven, integrated fridge freezer, and space/plumbing for a washing machine. There is also a double stainless steel sink with neutral tiled splashbacks and a breakfast bar area.

Access to the balcony is gained via a small step through large double-glazed patio doors. The kitchen area is tiled to the floor, whilst wooden laminate flooring continues throughout the remainder of the room. An additional small radiator is positioned to the side elevation near the kitchen area.



## FAMILY BATHROOM

The family bathroom is fitted with a bath and tap shower attachment, toilet, and freestanding sink. The walls are partially tiled around the bath and sink areas, with lino flooring throughout.

There is a small radiator positioned to the left-hand side and a ventilation unit located above the bath.



## KITCHEN

## BALCONY

The balcony is spacious and overlooks The Stryt Las pond/reserve.

## 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.

## Viewings (Wrexham)

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

## Services (Wrexham)

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

Tenure - Leasehold

Ground rent is £264.67 per annum

Service charge is split between 2 companies

Premier Estates £278.76 every 6 months

Paramount £805.89 per annum

These can both be spread monthly .

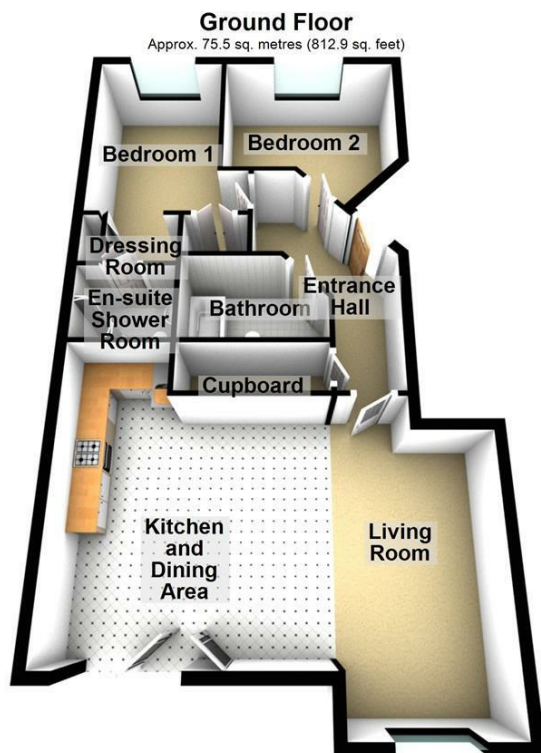
## Mortgage Advice (Wrexham)

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.**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.