Town & Country

Estate & Letting Agents

Brandy Brook, Johnstown, Wrexham

Offers Over £200,000









Situated in the popular village of Johnstown, this well-presented three-bedroom semi-detached home offers spacious and modern accommodation throughout. The property comprises a bright living room with electric fire, a contemporary kitchen/diner with patio doors to the rear garden, three bedrooms, and a stylish fully tiled family bathroom. Externally, there is an enclosed rear garden with patio area, lawn, timber shed, and gated side access. Benefitting from UPVC double glazing and gas central heating, this property is ideal for first-time buyers, young families, or investors.

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DESCRIPTION

Situated in the popular residential area of Johnstown, this well-presented three-bedroom semi-detached property offers spacious and practical accommodation throughout. Benefiting from a bright living room, modern kitchen/diner, contemporary bathroom, enclosed rear garden, UPVC double glazing, and gas central heating, this home is ideally suited to first-time buyers, young families, or investors seeking a property in a convenient and desirable location.



LOCATION

Located in the sought-after village of Johnstown, the property enjoys easy access to a range of local amenities, schools, and transport links. Wrexham city centre is just a short drive away, while the nearby A483 provides excellent connections to Chester, Oswestry, and the wider road network. The area offers a fantastic balance of village living and everyday convenience.



LIVING ROOM

13'64" x 11'82"

A bright and spacious living room fitted with attractive oak-effect laminate flooring. A large UPVC double-glazed window overlooks the front elevation, allowing plenty of natural light to flood the room. Features include a stylish electric fire, two wall-mounted light fittings, a large radiator, and access directly from the entrance hall.



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KITCHEN

14'99" x 9'10"

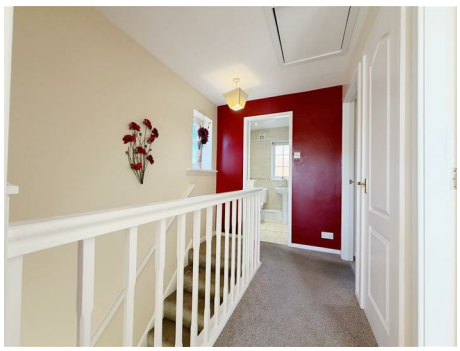
A modern kitchen/diner fitted with tiled flooring and a range of light oak wall and base units with complementary work surfaces. The kitchen benefits from an integrated oven and electric hob, stainless steel sink, plumbing for a washing machine, and a Worcester Combi boiler. A UPVC double-glazed window overlooks the rear garden, while double-glazed patio doors provide direct access to the rear of the property. Additional features include a large radiator and recessed spotlights.



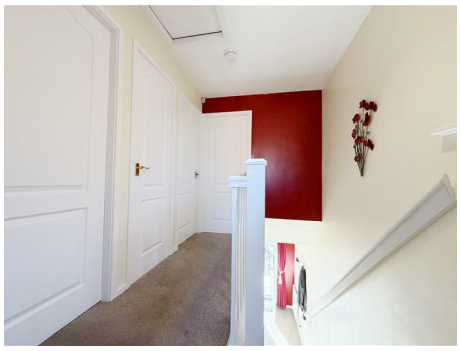
DINING AREA



KITCHEN/DINER



FIRST FLOOR LANDING



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FAMILY BATHROOM

6'50" x 5'38"

A contemporary family bathroom fully tiled from floor to ceiling in a modern marble-effect finish. Comprising a walk-in shower with sliding glass door, freestanding wash hand basin, heated towel radiator, ceiling spotlights, extractor ventilation, and a UPVC double-glazed window to the side elevation.



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BEDROOM ONE

11'80" x 8'01"

A well-proportioned double bedroom fitted with light oak-effect laminate flooring. A UPVC double-glazed window overlooks the rear elevation, with a radiator positioned beneath. The room benefits from fitted mirrored sliding wardrobes providing excellent storage space, along with ceiling spotlights.



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BEDROOM TWO

7'90" x 11'01"

A generous second bedroom featuring light oak-effect laminate flooring and a UPVC double-glazed window to the front elevation. The room is completed with a radiator and ceiling spotlights.



BEDROOM THREE

6'74" x 7'94"

A versatile third bedroom fitted with light oak-effect laminate flooring and a UPVC double-glazed window to the front elevation. Additional storage is provided by a built-in wardrobe located above the stair bulkhead.

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REAR GARDEN



EXTERNAL

Services (Wrexham)

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

Tenure - Freehold
Council Tax - Band C

Viewings (Wrexham)

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

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

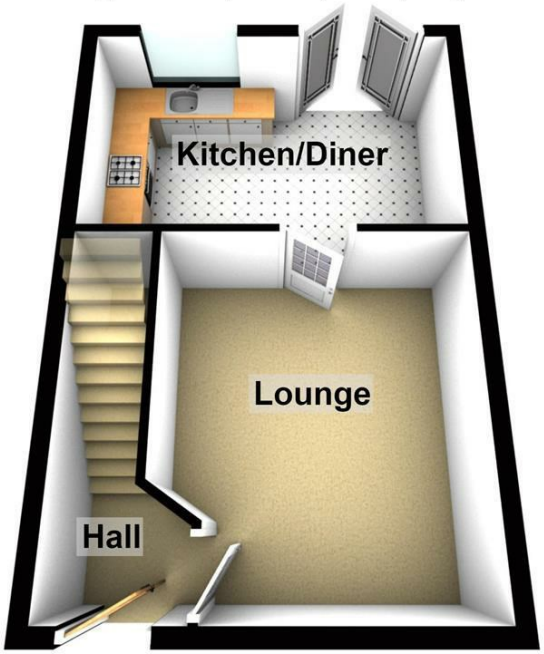
The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

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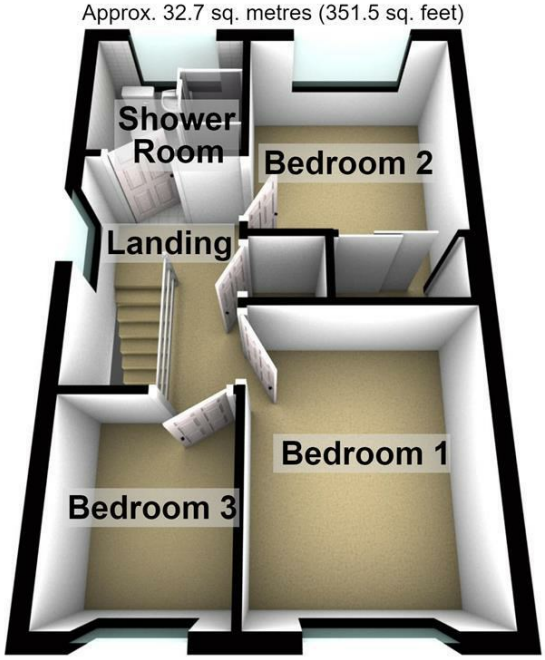
Ground Floor

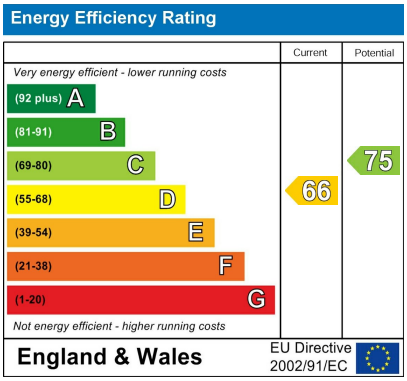
Approx. 32.7 sq. metres (351.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)





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 most 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.