

Town & Country

Estate & Letting Agents

Hafan, Clawdd Offa Johnstown

Offers Around £350,000



A substantial and well-presented detached modern bungalow situated in a secluded position, offering spacious and versatile accommodation throughout. The property benefits from UPVC double glazing, oil-fired central heating, extensive off-road parking, a garage and attractive enclosed gardens. The accommodation comprises an entrance hall, spacious living room with French doors opening into the orangery, a generous kitchen/diner with a range of integrated appliances and access to a rear porch, modern family bathroom, three bedrooms and an en-suite shower room to the principal bedroom. Bedroom two also benefits from an adjoining dressing room/nursery, while the extensive gardens, driveway and garage provide excellent external amenities.

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DESCRIPTION

A well-presented and spacious detached modern bungalow, occupying a secluded position and benefiting from UPVC double glazing and oil-fired central heating. The property offers generous and versatile accommodation throughout, together with extensive off-road parking, a garage and attractive enclosed gardens.



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 through a composite double-glazed front door with an opaque glazed side panel. The entrance hall has a ceramic tiled floor, two radiators, a double-door shelved storage cupboard and access to the loft. Doors lead to the living room, bathroom and three bedrooms.



LIVING ROOM

16'6 x 12'3

A bright and spacious reception room featuring a bow window to the front elevation, radiator and wall-mounted electric fire. A glazed door opens into the kitchen/diner, while UPVC double-glazed French doors provide access to the orangery.



ORANGERY

12'9 x 11'6

The orangery has a ceramic tiled floor, two radiators and is constructed with a low brick wall and UPVC double-glazed frames. Integrated French doors open directly onto the garden, while a UPVC panel ceiling completes the room.



KITCHEN / DINER

The generously proportioned kitchen/diner has a ceramic tiled floor, radiator and UPVC double-glazed French doors opening onto the garden. The kitchen is fitted with a comprehensive range of light wood-grain-effect wall, base and drawer units, complemented by granite work surfaces incorporating a breakfast bar. There is a stainless-steel one-and-a-half-bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include a double oven, hob and extractor hood, together with a fridge/freezer and dishwasher. There is also space and plumbing for a washing machine. The walls are tiled and there is a window and UPVC double-glazed door providing access to the rear porch.



REAR PORCH

8'7 x 4

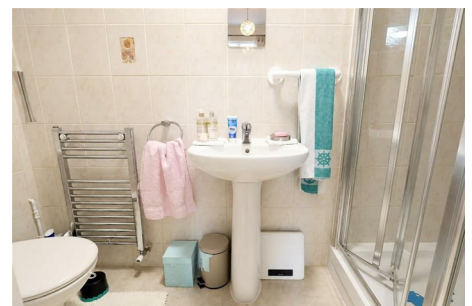
With a ceramic tiled floor and UPVC double-glazed construction, incorporating a door opening onto the rear garden.



BEDROOM ONE

18'4 x 11'7 (max)

A particularly generous principal bedroom with a bow window and additional window to the front elevation, both with radiators beneath. The room benefits from two ranges of fitted light wood-grain-effect wardrobes with complementary stainless-steel handles. A door leads to the en-suite shower room.

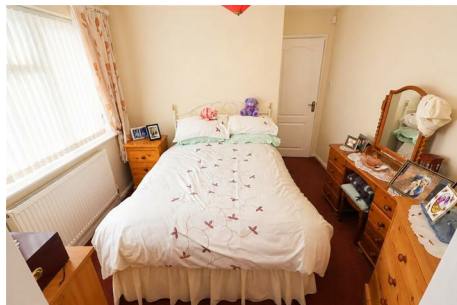


EN SUITE SHOWER ROOM

8'4 x 3'1

Fitted with a shower enclosure housing an electric shower,

low-level WC and pedestal wash hand basin. There is a ceramic tiled floor and tiled walls, together with a high-level opaque window to the side elevation, chrome heated towel rail and ceiling-mounted extractor fan.



BEDROOM TWO

9'5 x 8'8

Featuring a rear-facing window with radiator beneath and a door leading to the adjoining dressing room/nursery.

DRESSING ROOM / NURSERY

8'9 x 6'2

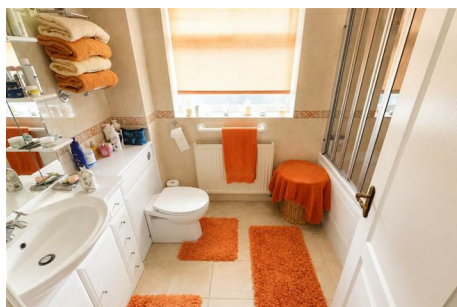
With a rear-facing window and radiator beneath, providing useful additional space suitable for a dressing room, nursery or home office.



BEDROOM THREE

8 x 8'2

With a window to the front elevation and radiator beneath.



BATHROOM

8'6 x 6'8

The modern bathroom is fitted with a white three-piece suite comprising a panel bath with central mixer tap, thermostatic shower and protective folding screen, together with a vanity unit housing the wash hand basin, mixer tap, mirror and cabinets above. A matching dual-flush low-level WC completes the suite. The room has a ceramic tiled floor and fully tiled walls, radiator and opaque window to the rear elevation. A recessed extractor fan is fitted within the ceiling.

GARAGE

19'3 x 11'6

The garage is accessed from the front via an up-and-over garage door, with pedestrian access through a side door. There is also a UPVC double-glazed window to the side elevation.



EXTERNALLY

The property is approached from the front by vehicle through ornate double iron gates, or via a separate single iron pedestrian gate. The gates open onto a substantial brick-blocked driveway providing ample off-road parking for several vehicles, together with access to the garage and timber gates leading to the side and rear gardens. The well-presented rear garden features a large paved patio and pathways, areas of lawn and established shrub borders, together with a variety of mature and maturing trees. The garden is enclosed by hedging, stone walls and timber fencing. Additional features include a timber shed, aluminium shed, greenhouse, external lighting and water supply, together with access to the garage.



Services

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

Freehold
Council Tax Band - D

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.

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.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.



AWAITING FLOORPLAN

COMING SOON

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.

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		EU Directive 2002/91/EC 