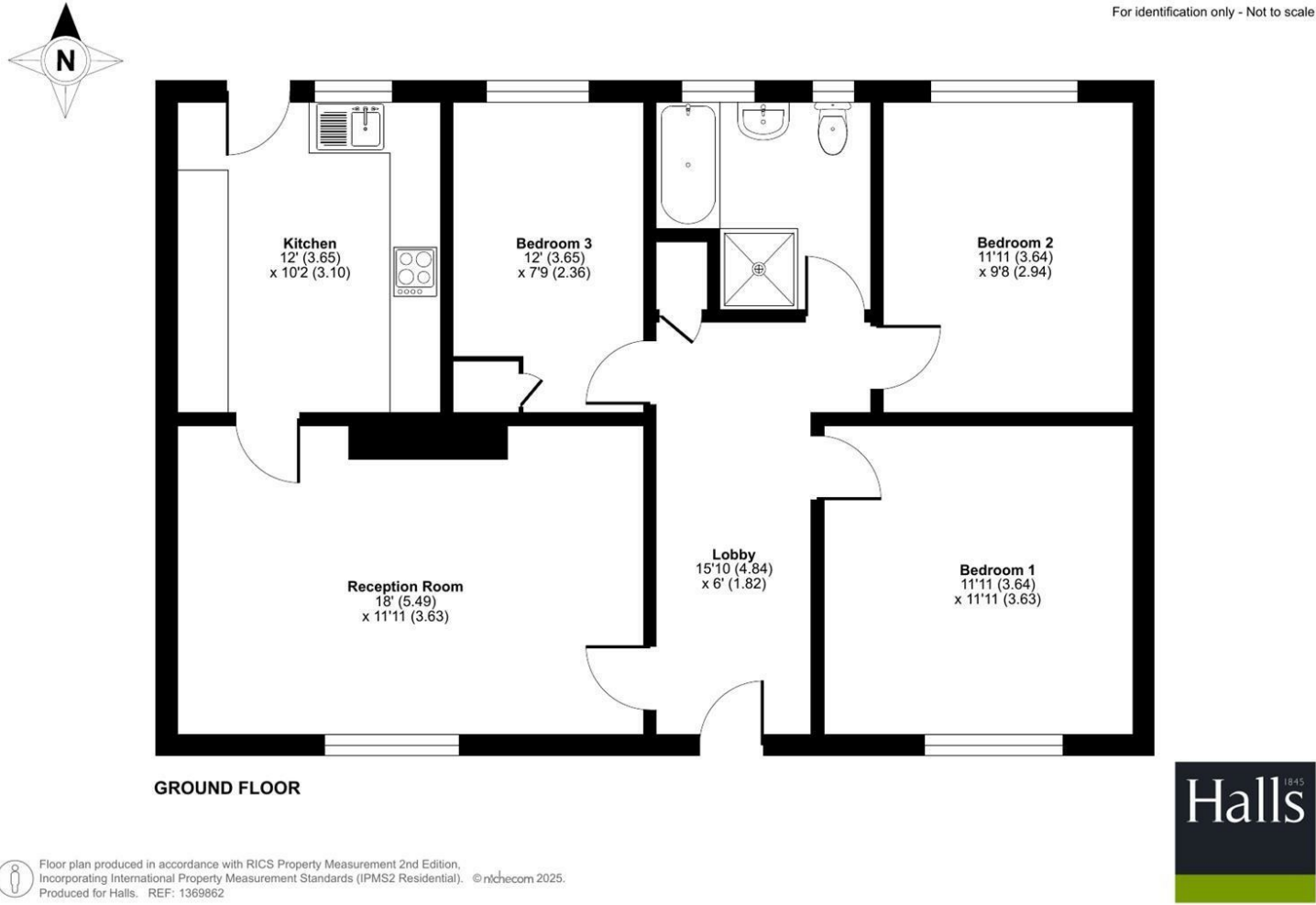


FOR SALE

63 Heol Offa, Johnstown, Wrexham, LL14 2BB



FOR SALE

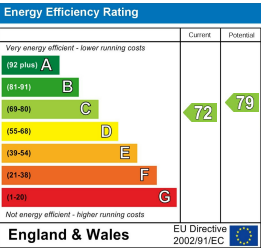
Offers in the region of £110,000

63 Heol Offa, Johnstown, Wrexham, LL14 2BB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well proportioned three-bedroom semi-detached bungalow of non-standard construction benefitting from generous gardens to the front and rear alongside excellent potential for modernisation, conveniently situated in a popular location within Johnstown.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ruabon (1.5 miles), Rhosllanerchrugog (1.5 miles), Wrexham (4 miles), Oswestry (11 miles)

All distances approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroom Bungalow
- Scope for Modernisation
- Front and Rear Gardens
- Walking Distance to Amenities
- Popular Location
- Non-Standard Construction - Cash Buyers Only

DESCRIPTION
Halls are delighted with instructions to offer 63 Heol Offa in Johnstown for sale by private treaty.

63 Heol Offa is of non-standard construction and, thus, only available to cash buyers. The property provides around 900 sq ft of well proportioned living accommodation comprising Entrance Hall, Living Room, Kitchen, three Bedrooms, and a Bathroom, all usefully arranged across a single storey, with excellent potential for modernisation and improvement.

The property sits centrally within generous gardens which extend, in all, to around 0.09ac and, with school playing fields situated immediately to the rear, enjoy a good level of privacy. At present, to the front, is a gravelled driveway area which may offer scope for parking (LA consent permitting), with, to the rear, an expanse of lawn accompanied by a storage shed and a number of mature trees.

SITUATION
The property is situated in a convenient position within the popular village of Johnstown, which enjoys a range of day to day amenities, including School, Convenience Store, and Community Centre, with the neighbouring villages of Ruabon and Rhos providing a further compliment of amenities. The property is particularly well located for access to the thriving city of Wrexham, which lies around 4 miles to the north, as well as the large market town of Oswestry, which sits circa 11 miles to the south.

W3W
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SCHOOLING
The property is situated within a convenient proximity to a number of well regarded schools, including Ysgol Yr Hafod, Ysgol-Y-Wern, Ysgol-Y-Ponciau, Ysgol Y Grango, and Ysgol Hooson.

DIRECTIONS
Leave Wrexham to the south-east via Ruabon Road, continuing for around 1.9 miles and, when reaching a roundabout, take the second exit onto Wrexham Road. Proceed for a further 1.8 miles until a left hand turn leads onto Heol Hafod, turning left shortly after onto Heol Offa where, around 0.3 miles later, the property will be situated on the left and identified by a Halls "For Sale" board.

THE PROPERTY
The property is principally accessed from the south via a front door which leads into a well-proportioned Entrance Hall, from where a door leads immediately to the left into welcoming Living Room. The Living Room boasts a large window overlooking the front elevation, tiled fireplace housing a gas-fire (disconnected), and ample space for seating and dining, alongside an opening which leads through to a Kitchen featuring a selection of fitted units with works surfaces over and a door which exits directly onto the rear gardens.

Also accessed from the Entrance Hall are three comfortably sized Bedrooms each able to accommodate double beds and with Bedroom three housing a wall-mounted gas-fired combi-boiler. The Bedrooms are all served by a family Bathroom which comprises a panelled bath, shower cubicle, hand basing, and low flush WC.

OUTSIDE
The property is accessed from the south onto a partially gravelled/paved area which offers potential as a driveway (LA consent permitting), this is flanked to one side by an area of lawn retained within a mature hedge boundary.

The rear gardens are larger than one might anticipate for a property of this nature and enjoy and unoverlooked aspect from the rear, whilst at present offering an expanse of lawn complemented by a number of established trees, and a garden storage shed.

THE ACCOMMODATION COMPRISES
Entrance Hall: 4.84m x 1.82m
Living Room: 5.49m x 3.63m
Kitchen: 3.65m x 3.10m
Bedroom One: 3.64m x 3.63m
Bedroom Two: 3.64m x 2.94m
Bedroom Three: 3.65m x 2.36m
Bathroom:

SERVICES
The property is understood to benefit from mains water, electrics, gas and drainage.

TENURE & POSSESSION
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY
Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX
The property is shown as being within council tax band A on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.