

Wingetts

More than just estate agents



2 Hafod View, Johnstown, LL14 2AE

Price £190,000

A well presented 3 bedroom mews style property having been upgraded by the current owners in recent years to include a refitted kitchen, bathroom and en-suite. Located within the popular village of Johnstown with its convenient range of amenities and frequent bus service, the accommodation briefly comprises an open fronted porch, entrance hall with stairs to 1st floor, well proportioned lounge with useful store cupboard, stylish fitted kitchen kitchen diner with a range of grey fronted base and wall cupboards and French doors leading to the rear garden. The 1st floor landing gives access to 3 bedrooms, the main bedroom having the benefit of an en-suite shower room. The family bathroom includes a bath with shower over. Gas central heating and Upvc double glazing. Externally, private parking for 2 cars and a front garden. The rear garden enjoys a good degree of privacy and has been designed for low maintenance featuring an Indian stone paved patio and artificial grass beyond. NO CHAIN.

Energy Rating - C (73)

LOCATION

Hafod View is located fronting Moreton Street within the village of Johnstown with its good range of convenient shopping and social amenities including a doctors, dentists, primary school and frequent bus service. Excellent road links allow for daily commuting into Wrexham City Centre, Chester and Shropshire and the major commercial areas of the region.

DIRECTIONS

Proceed from Wrexham along the A483 in a southerly direction taking the exit signposted Rhosllanerchrugog. At the roundabout take the 3rd exit and continue for a further 1 mile passing through Pentre Bychan and to the traffic lights in Johnstown. Take the 2nd right turn into Moreton Street and Hafod View will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With grey wood effect laminate flooring, stairs to first floor landing and part glazed internal door that leads into the:

LOUNGE 15'2 x 9'9 (4.62m x 2.97m)

Having a continuation of the grey wood effect laminate flooring, upvc double glazed bay window to front, media wall with recess for wall mounted t.v, coving to ceiling and useful understairs storage cupboard. An internal door leads into the:

KITCHEN/DINER 15'2 x 8'5 (4.62m x 2.57m)

Stylishly appointed with a grey shaker style range of base and wall units complimented by marble effect work surface areas incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring gas hob with oven/grill below and stainless steel extractor hood above, part tiled walls, plumbing for washing machine, space for fridge freezer, laminate flooring, upvc double glazed French doors leading to the rear garden, inset ceiling spotlights, radiator and concealed Ideal gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and white panelled doors off to all rooms.

BEDROOM ONE 11'9 x 8'8 (3.58m x 2.64m)

Upvc double glazed window, radiator and internal door to the:

EN-SUITE

Appointed with a modern white suite of close coupled w.c, wash basin set within vanity unit, tiled splashback, shower enclosure with mains thermostatic shower, part tiled walls, inset ceiling spotlights, chrome heated towel and extractor fan.

BEDROOM TWO 9'3 x 8'8 (2.82m x 2.64m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 6'1 x 6'1 (1.85m x 1.85m)

Upvc double glazed window to rear and radiator.

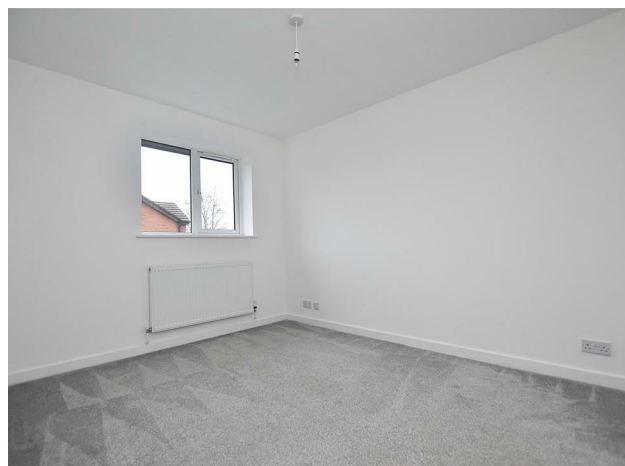
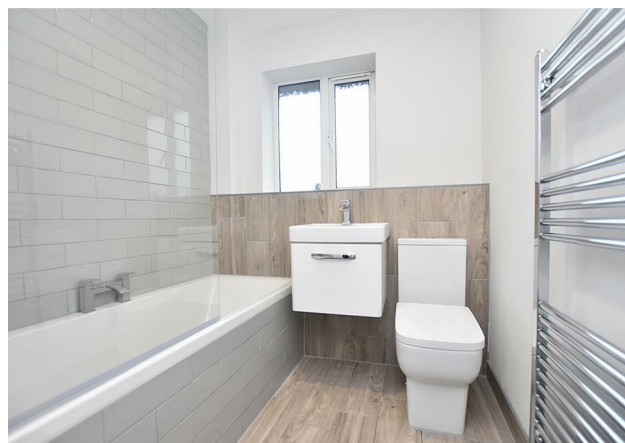
FAMILY BATHROOM

Stylishly appointed with a modern white suite of close coupled w.c, wall hung wash basin with mixer tap and vanity drawer below, double ended bath with Drench style shower head, mains thermostatic shower and splash screen, chrome heated towel rail, part tiled walls, upvc double glazed window, grey tiled flooring and airing cupboard with shelving and radiator.

OUTSIDE

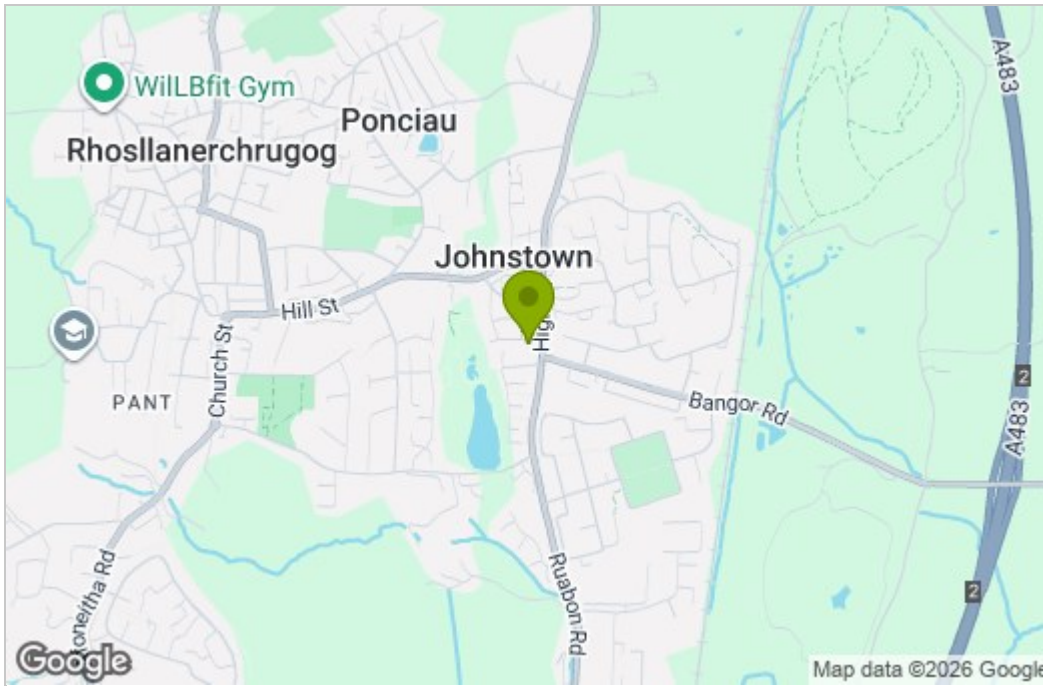
The property has the benefit of private parking to the side and a paved path leads to the entrance door with canopy porch above and welcome light. The rear garden enjoys a good degree of privacy and includes an Indian stone full width paved patio with low maintenance artificial grass beyond, decorative gravel to borders and timber lapped fencing provides a safe environment. A rear pedestrian gate gives access to the parking.

COUNCIL TAX BAND - C





Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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