



## 20 Gwalia

Johnstown, Wrexham, LL14 2TS

£220,000



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## Entrance Hall

3'11" x 4'7" (1.20 x 1.42m)

Featuring carpeted flooring, panelled radiator and ceiling light point. Stairs rise to the first-floor accommodation, with a door leading into the Lounge.

## Lounge

23'3" x 9'8" (7.11 x 2.95m)

Generous sized Lounge. UPVC double glazed window to the front elevation. Featuring a coal-effect gas fire set on a marble hearth, carpeted flooring, panelled radiator, television and telephone points, and wall lighting. UPVC double glazed French doors open out to the rear garden.

## Kitchen

10'10" x 7'1" (3.32 x 2.17m )

Fitted with a range of wall and base units complemented by worktop surfaces over. Incorporating an electric four-ring hob with extractor fan above, stainless steel sink unit with splashback tiling, and wall mounted 'Ideal' boiler. Space for washing machine and space for a fridge. Tiled flooring throughout. UPVC double glazed window to the rear elevation, bi-folding doors to under-stairs storage, and a UPVC double glazed door providing access to the side elevation.

## Stairs To First Floor

8'11" x 8'8" (2.73 x 2.66m)

Carpeted flooring, UPVC double glazed frosted window to the side elevation, access to the loft, airing cupboard, and doors leading to the Bedrooms and Bathroom.

## Bedroom One

10'1" x 11'1" (3.08 x 3.38m )

UPVC double glazed window to the front elevation, panelled radiator, inset ceiling spotlights, and built-in wardrobes with hanging rails and shelving

## Bedroom Two

10'11" x 8'2" (3.33 x 2.51m)

UPVC double glazed window to the rear elevation, carpeted flooring, panelled radiator, and ceiling light point.

## Bedroom Three

6'9" x 8'8" (2.07 x 2.66m)

UPVC double glazed window to the rear elevation, carpeted flooring , double radiator and ceiling light point.

## Family Bathroom

5'5" x 5'10" (1.67 x 1.78m)

Fitted with a walk-in shower enclosure with sliding doors and handheld shower attachment, wash hand basin set within a vanity unit, low-level W.C, heated towel rail, and useful storage cupboard with shelving. Vinyl flooring and UPVC double glazed frosted window to the front elevation.

## Outside

The property is approached via off-road parking for up to three vehicles, set on a gravelled stone area. A UPVC double glazed entrance door provides access to the property, with gated side access leading to the rear garden. The rear garden is designed for ease of maintenance, featuring gravelled and slated areas, a patio seating area, storage sheds, and fencing to all boundaries, providing a private outdoor space.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full

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range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

#### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### Services.

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

#### Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm

#### Council Tax Band.

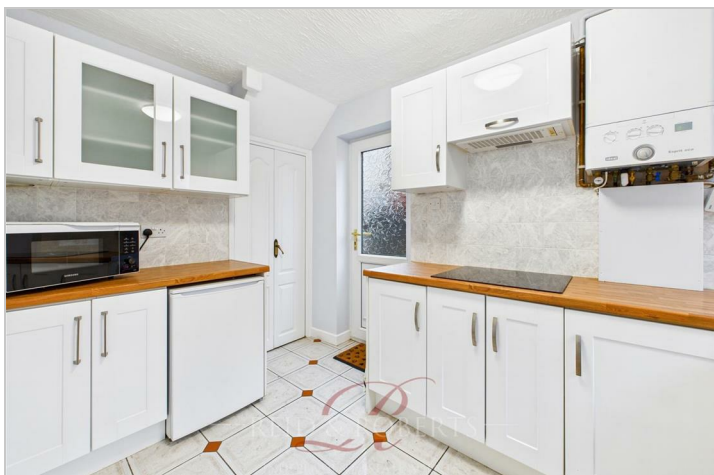
TBC

#### EPC Rating.

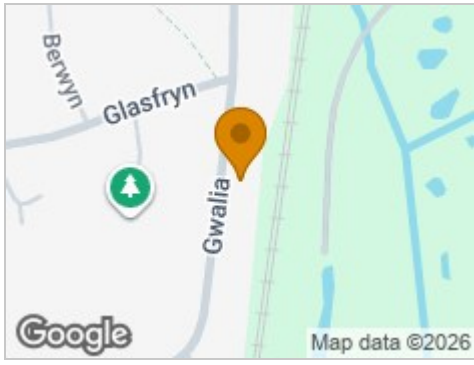
TBC

#### Tenure

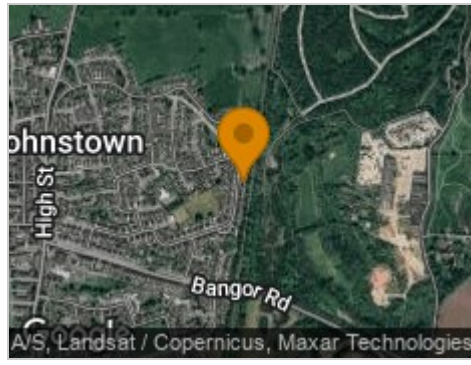
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



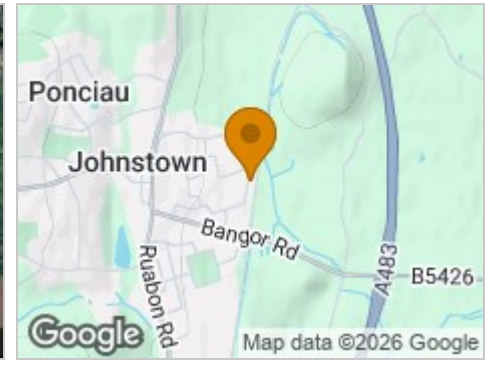
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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