



**56 Cwm Glas, Johnstown,  
Wrexham, LL14 2AD**  
**Asking Price: £75,000**

**Bowen Son  
and Watson**

*with Kent Jones*

A well presented one bedroom first floor flat available for sale with No Onward Chain. The accommodation comprises a communal entrance hallway with secure entry system, an entrance hallway with doors off to the kitchen, lounge, bedroom, storeroom and bathroom. Externally there is ample parking space and communal washing lines. EPC Rating - "E51"



56 Cwm Glas, Johnstown,  
Wrexham, LL14 2AD

- Well Presented One Bedroom
- First Floor Flat
- Communal Entrance Hallway
- with Secure Entry System
- Hallway, Kitchen, Lounge
- Bathroom, Parking Space

#### Description:

A well presented one bedroom first floor flat available for sale with No Onward Chain. The accommodation comprises a communal entrance hallway with secure entry system, an entrance hallway with doors off to the kitchen, lounge, bedroom, storeroom and bathroom. Externally there is ample parking space and communal washing lines.

#### Location:

Conveniently located within walking distance of the village amenities of Johnstown including the Co-Op Supermarket, Pharmacy, Dental Practice and the Stryt Las Park. Johnstown is located approximately four miles from Wrexham Town Centre with the nearest access to the A483 (at Croesfoel - J3) just 1.5 miles away.

#### The Accommodation

(with approximate room dimensions) comprises:-

#### Communal Hallway

With access from both sides of the block with fob entry system. Stairs lead to first floor.

#### Entrance Hallway

Fitted carpet. Power points. A secure entry phone system with camera. Radiator. Ceiling light fitting. Smoke detector.

#### Kitchen

10' 5" x 7' 0" (3.18m x 2.14m)

Comprising a range of white wall and base units with laminate work top surfaces and tiled splash-back. Stainless steel sink unit with draining-board. Double glazed window. Grey wood effect vinyl flooring. Radiator. Power points. Electric cooker point. Ceiling light fitting. Plumbing and space for washing machine.

#### Lounge

13' 4" x 10' 9" (4.06m x 3.27m)

Fitted carpet. Two double glazed windows. Power points. Television aerial point. Telephone point. Ceiling light fitting. Radiator.

#### Bedroom

12' 4" x 9' 10" (3.77m x 2.99m)

Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

### **Storeroom**

5' 6" x 4' 9" (1.67m x 1.45m)

Fitted carpet. Ceiling light fitting. Radiator.

Cupboard housing the electric consumer unit. Airing cupboard with hot water cylinder and shelving.

### **Bathroom**

8' 10" x 4' 9" (2.70m x 1.46m)

Comprising a three piece white bathroom suite to include a close coupled w.c., pedestal wash hand basin with tiled splash-back and panelled bath having a "Triton Alicante" electric shower unit above. Part tiled walls. Vinyl flooring. Ceiling light fitting. Extractor fan. "Dimplex" wall heater.

### **Services:**

All mains services are connected subject to statutory regulations. The property is heated by way of wall mounted electric heaters with a hot water cylinder located in the Storeroom.

### **Tenure:**

Leasehold. 125 year lease from October 1999.

Current Ground Rent £10.00 per annum. Current Service Charge is £180.26 per annum which includes Building Insurance. No Onward Chain.

### **Viewing:**

By prior appointment with the Agents.

### **Council Tax Band:**

The property is valued in Band "A".

### **Directions:**

For satellite navigation use the post code LL14 2AD. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed through the village of Johnstown until reaching the second set of lights after which turn immediately right onto Park Street. Bear left into Cwm Glas and continue to the end of the road. The flat is located in the end block, nearest the Co-Op Supermarket.



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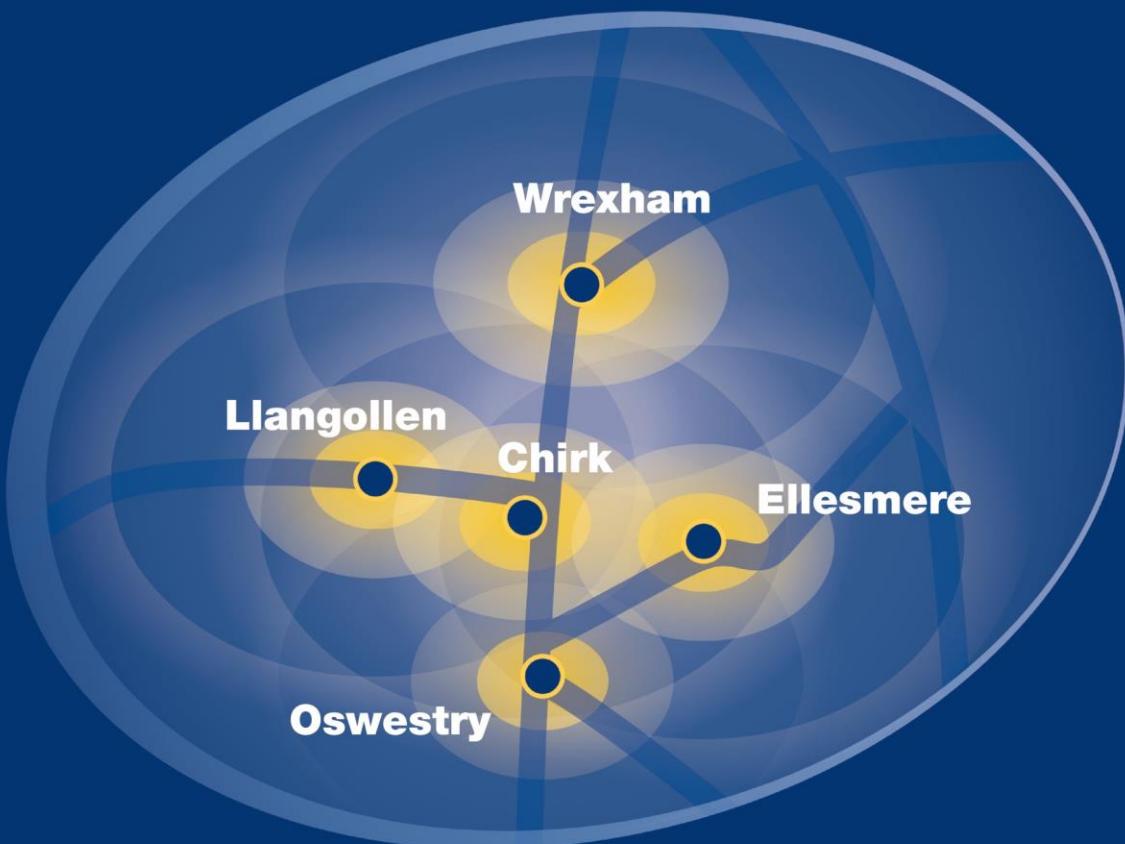
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