



26

Caergwrle | Wrexham | LL12 9EB

Offers In Excess Of £450,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



26

Caergwrle | Wrexham | LL12 9EB

Welcome to this superb detached property located on Rhyddyn Hill with outstanding far reaching views, wonderful gardens, viewing decks and an area of woodland. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three comfortable bedrooms, there is ample space for everyone to unwind and recharge. Should you require a further bedroom one of the reception rooms could easily be change to a bedroom. The house features two modern bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue with the generous parking area and two garages, making hosting gatherings or having multiple cars a breeze. Nestled in a serene neighbourhood, this property offers a peaceful retreat from the hustle and bustle of everyday life. The nearby popular village of Caergwrle provides easy access to local amenities, good schools, and beautiful countryside walks. Don't miss out on the opportunity to make this delightful house your new home. Whether you're looking for a place to create lasting memories with your loved ones or seeking a peaceful sanctuary to call your own, this property on Rhyddyn Hill is sure to captivate your heart.

- A THREE/FOUR BEDROOM DETACHED PROPERTY
- FAR REACHING VIEWS
- THREE RECEPTION ROOMS
- FANTASTIC KITCHEN OPEN PLAN INTO A FAMILY ROOM
- STYLISH FAMILY BATHROOM
- MODERN GROUND FLOOR SHOWER ROOM
- ATTRACTIVE MATURE GARDENS
- APPROX ONE ACRE OF WOODLAND
- AMPLE OFF ROAD PARKING AND TWO GARAGES
- NO CHAIN!



Hallway

A welcoming entrance space with timber flooring, understairs storage, stairs to the first floor, doors to lounge, living room, kitchen and shower room.

Lounge

A generous and light reception room with a bay window to front enjoying a wonderful view, multi fuel burner set in fireplace with timber mantle and slate hearth. Double solid wood sliding doors to dining room.

Dining room

A versatile reception room currently utilised as a dining room with patio doors to rear garden, tiled flooring. This space could also be used as a further bedroom if required.

Shower Room

Fitted with a modern suite comprising a generous shower enclosure w.c, wash hand basin in a vanity unit, tiled flooring, heated towel rail.

Living Room/Bedroom Four

A beautifully appointed room with a bay window to front with far reaching countryside views, wood burner set on a slate hearth with timber lintel over.

Kitchen

The heart of the home is this fantastic kitchen with a range of fitted base and wall units, complementary worktops, matching central island, Belfast style sink with mixer tap, space for range cooker, extractor over, fitted dishwasher, space for fridge freezer, wine chiller, spotlights, open plan into family room.

Family Room

Windows and glazed double doors to front, windows and external door to rear. Two air conditioning units for heating and cooling.

First floor landing

Doors to three bedrooms and bathroom. Velux skylight window.

Bedroom One

Window to side, French style doors opening onto decking area, fitted wardrobes.

Bedroom Two

Two windows to side, fitted wardrobes.

Bedroom Three

Carpet, two windows to side, under eaves storage, storage cupboard.

Bathroom

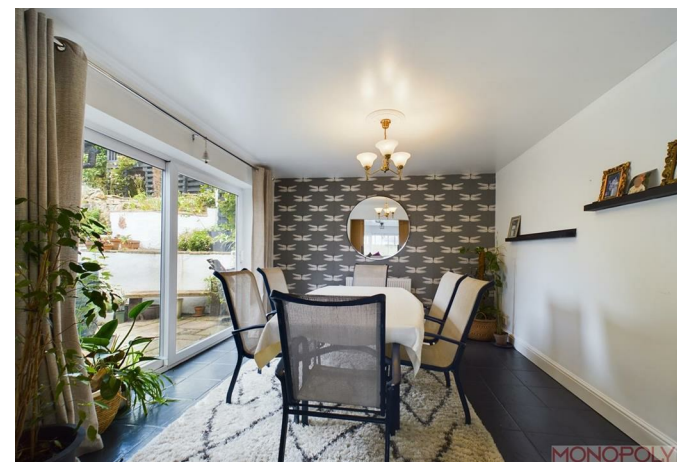
A stylish bathroom with panel bath tub, wash hand basin, wc, part tiled walls, skylight window.

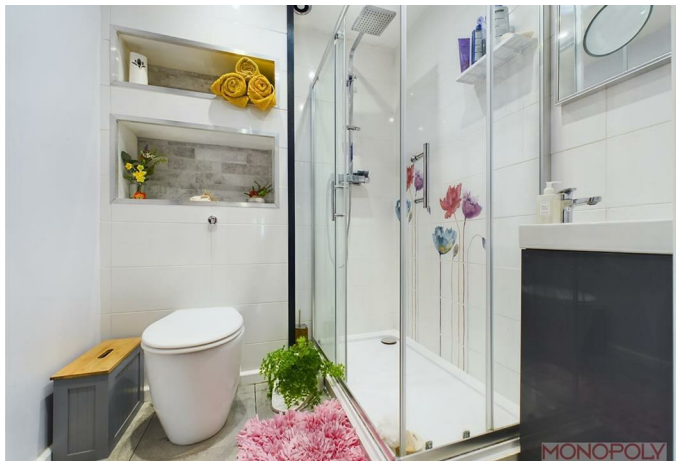
Outside

To the front of the property is a tarmac drive with ample off road parking for several vehicles leading to two garages. Lawned front garden planted with mature fruit trees. Steps with attractive planting adjacent lead up to the front door and a generous paved patio above garage, a perfect spot to enjoy the wonderful view. There is a further garden area to one side with access to the basement and family room.

To the rear is a well stocked mature tiered garden, with various patios and timber decks, a summerhouse and access to just over one acre of woodland.

A single garage attached to the side of the house provides power and lighting. There is potential to convert this space into further accommodation subject to planning permission and building regulation approval.





The property benefits from a further oversized garage with power and lighting situated under the front patio.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







MONOPOLY
BUY ■ SELL ■ RENT



Ground Floor Building 1

MONOPOLY
BUY ■ SELL ■ RENT



Floor 1 Building 1

Approximate total area⁽¹⁾
2247.08 ft²
208.76 m²

MONOPOLY
BUY ■ SELL ■ RENT



Floor 2 Building 1

MONOPOLY
BUY ■ SELL ■ RENT



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

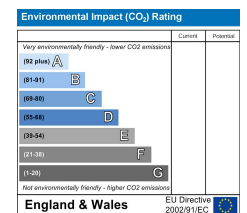
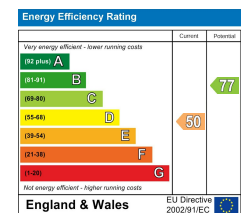
GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT