



## Fellows Lane, Wrexham LL12 9AT

### £180,000

A fantastic opportunity to purchase a 2 bedroom plus a nursey/study semi-detached property situated in a pleasant location within the village of Caergwrle. The property offers 2 reception rooms and a kitchen to the ground floor and 2 bedrooms, modern shower room and a nursery/study to the first floor. To the front of the property are beautiful field side views and far reaching views over to the neighbouring village of Hope, all of which can only be appreciated when viewing. The villages of Caergwrle and Hope benefit from a wealth of local amenities including shops, doctors, dentists and good local primary schools and the popular Castell Alun High school.

- A fantastic opportunity to purchase a 2 bedroom semi-detached house
- 2 bedrooms and a nursery/study
- 2 reception rooms
- Delightful views to the front
- Off road parking
- Pleasant location within a popular village
- Close to the popular Castell Alun High School
- NO CHAIN



## Lounge

5.09m x 4.16m (into bay) (16'8" x 13'7" (into bay))

With a double glazed bay window to the front offering field side views, front door, wood effect flooring, stairs off to the first floor.

## Dining Room

4.15m x 3.00m (13'7" x 9'10")

With wood effect flooring, double glazed window to the rear, opening into the kitchen, door to side porch.

## Kitchen

2.72m x 1.95m (8'11" x 6'4")

Fitted with a range of 2 tine wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, plumbing for a washing machine, space for a cooker and fridge/freezer, part tiled walls, quarry tiled flooring, double glazed window, beamed ceiling.

## Side Porch

With door off to the side, storage cupboard housing the gas combination boiler, double glazed window, door into the dining room.

## First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

## Bedroom 1

3.62m x 2.80m (11'10" x 9'2")

With a double glazed window to the front offering lovely field side views and far reaching views towards the village of Hope, tile effect cushioned flooring, built in wardrobes.

## Bedroom 2

2.99m x 2.29m (9'9" x 7'6")

With a double glazed window to the rear, tile effect cushioned flooring, built in wardrobe.

## Nursery/Study

1.78m x 1.56m (5'10" x 5'1")

Ideal for a Nursery or study with a double glazed window to the front again offering views towards the village of Hope.

## Bathroom

2.33m x 2.07m (7'7" x 6'9")

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, separate shower cubicle, fully tiled walls, tile effect cushioned flooring, double glazed window, fully tiled walls.

## Outside

To the front of the property is a paved patio making it an ideal place to sit and enjoy the field side views.

To the side is a raised concrete area and access to a useful outside store.

To the rear is a small lawned garden adjacent to the rear of the property and steps up to a predominantly slated area with sleeper flower beds and bounded by fencing. There is a concrete driveway providing off road parking for 2 cars.

## Important Information

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.



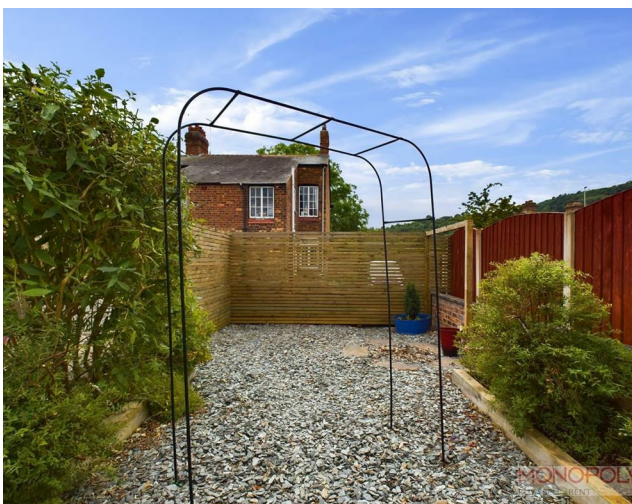
You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information 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 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

### **Additional Information**

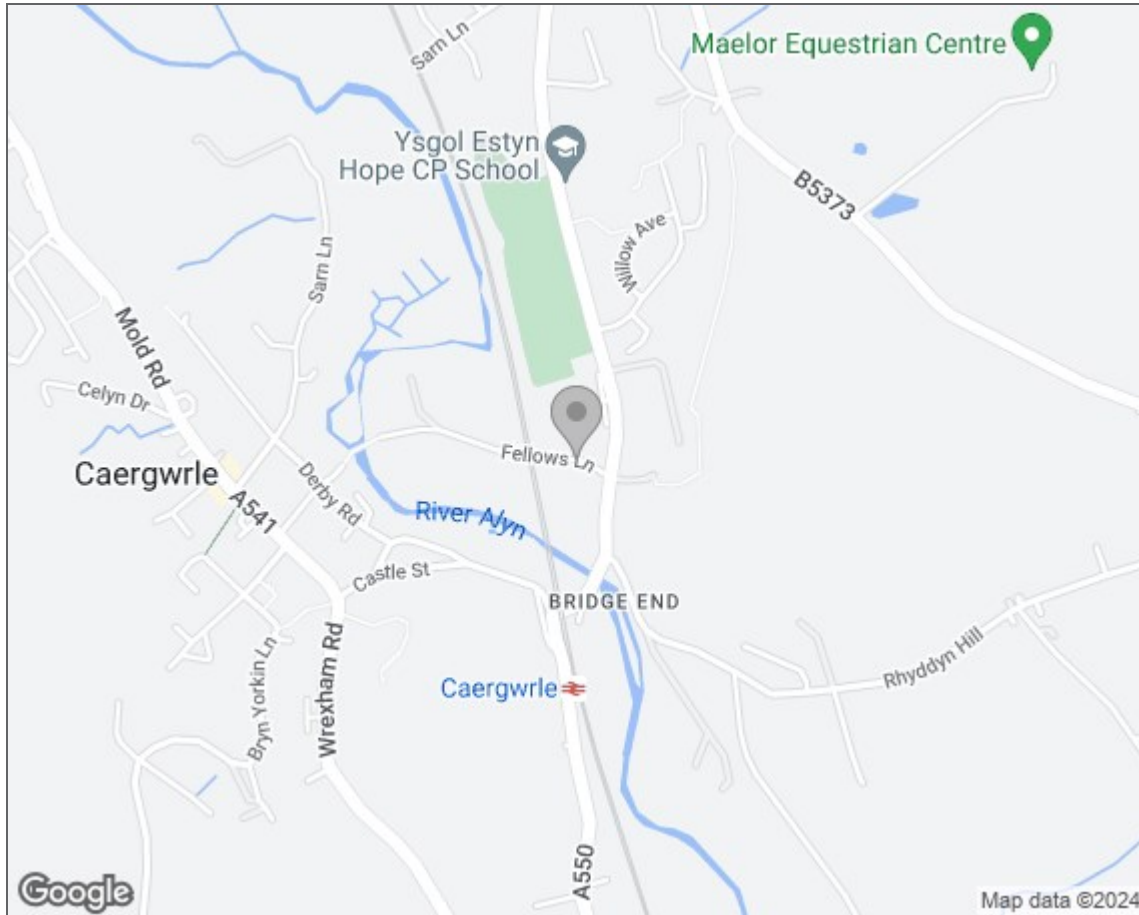
Please see the key property facts in the web links on line.











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	86
	67
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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