



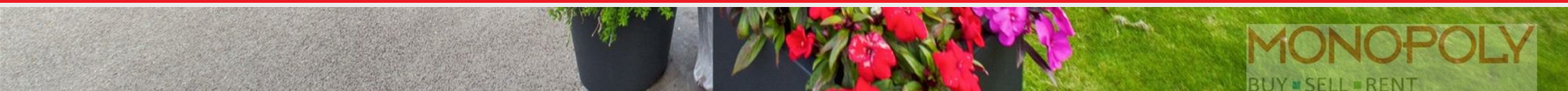
Station view

Wrexham | | LL12 9BA

£490,000

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Situated in the sought-after residential area of Caergwrle is this beautifully presented four-bedroom, three-bathroom, three-storey detached family home. Built just five years ago, the property has been thoughtfully maintained and further improved, making it a superb 'turnkey' home for modern family living. The ground floor accommodation briefly comprises an inviting entrance hall, downstairs cloakroom, a spacious lounge, and a stunning open-plan kitchen/dining room with bi-fold doors opening onto the garden, alongside a separate utility room. The first floor offers three generous double bedrooms with built-in wardrobes, one benefitting from an en-suite, plus a contemporary family bathroom. The entire second floor is dedicated to the impressive principal suite, complete with a dressing room/office space and a private bathroom. Externally, the property enjoys a spacious driveway providing off-road parking for multiple vehicles, a detached double garage, wraparound gardens, and an additional lawned area behind the garage. Station View is ideally located within the vibrant community of Caergwrle, which offers a range of local amenities including cafés, shops, schools, and a post office. The village is rich in history and surrounded by picturesque countryside, with access to pleasant riverside and hillside walks, including the ruins of Caergwrle Castle. For commuters, there are excellent transport links with Caergwrle train station nearby offering direct services to Wrexham and Bidston, and easy road access to Mold, Chester, and the wider North West via the A483 and A55

- FOUR DOUBLE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME
- IMMACULATLY PRESENTED THROUGHOUT
- MODERN KITCHEN/DINING AREA WITH BI-FOLD DOORS
- UTILITY AND DOWNSTAIRS WC
- SPACIOUS LOUNGE
- BUILT IN STORAGE IN BEDROOMS
- PRINCIPAL BEDROOM AND BEDROOM TWO WITH EN-SUITE
- DETACHED DOUBLE GARAGE WITH ELECTRIC DOORS
- SPACIOUS DRIVEWAY WITH LAWNED GARDEN AREA AND PATIO
- POPULAR RESIDENTIAL LOCATION WITH VIEWS



Entrance Hall

Composite door leads into spacious entrance hall. Door leading into under-stairs storage cupboard with tiled floor and wall light. High gloss tiled floor, panelled radiator, recessed LED lighting, stairs rising to first floor, doors to lounge, utility, downstairs WC and kitchen/dining area.

Kitchen/Dining Room

Modern kitchen/dining area housing a range of gloss wall, drawer and base units with granite work surface over. Integrated appliances to include fridge-freezer, dishwasher, five ring gas hob, extractor and double eye-level oven and grill. Double inset sink unit featuring a mixer tap with a boiling water feature. The kitchen features a breakfast island with storage, wine fridge and space for seating. The room flows seamlessly into the dining area which is used as an additional lounge presently with bi-fold doors out to the patio area creating an indoor/outdoor feel. The room is finished with gloss tiled floor, recessed LED lighting, kickboard lighting, USB sockets, two panelled radiators and uPVC double glazed window to the side with blinds.

Lounge

UPVC double glazed window to the front elevation with bi-fold doors to the side patio area creating that indoor/outdoor feel. Finished with carpet flooring, ceiling light point and panelled radiator.

Utility

Housing a range of wall and base units with granite work surface over. Space and plumbing for washing machine. Finished with splash-back tiling, recessed LED lighting, extractor, tiled floor and stable style composite door to the side elevation.

Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Cupboard housing 'Worcester' gas boiler. Extractor, panelled radiator, recessed LED, tiled flooring and uPVC double glazed frosted window to the front elevation.

First Floor Landing

Carpeted mid-landing area with uPVC double glazed window to the side elevation. Further landing area with cupboard housing 'Worcester' water cylinder. Finished with carpet flooring, ceiling light point, panelled radiator, stairs to principal suite, doors to three bedrooms and bathroom.

Bedroom Two

Two uPVC double glazed windows to the front and side elevation. Two double built in wardrobes with clothing rail and shelving. Finished with carpet flooring, panelled radiator and ceiling light point. Door leading into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and double walk-in mains shower cubical with dual hose rainfall shower. Finished with a heated towel rail, 1/2 tiled walls, gloss tiled floor, extractor, shave point, recessed LED lighting and uPVC double glazed frosted window to the front elevation.

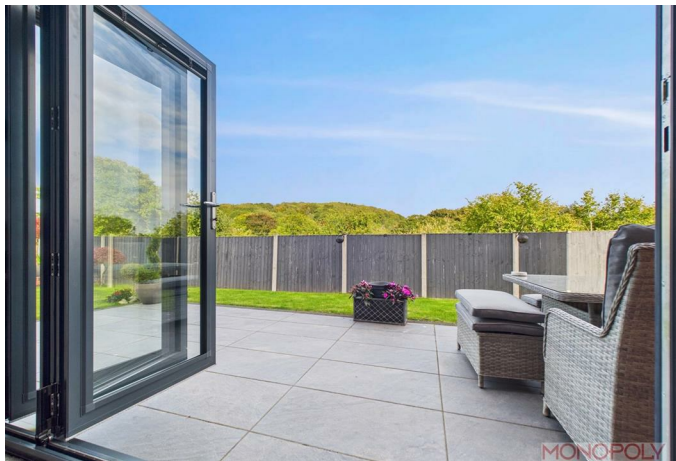
Bedroom Three

UPVC double glazed window to the side elevation with views. Built in double storage cupboard with shelving and clothing rail. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the side elevation. Built in double storage cupboard with shelving and





clothing rail. Finished with carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

Four piece suite to comprise a low-level WC, pedestal wash hand basin, panelled bath and a separate double walk-in shower cubical with mains dual hose rainfall shower. Finished with tiled flooring, heated towel rail, recessed LED lighting, extractor fan, shave point and uPVC double glazed window to the side elevation.

Second Floor Landing

Mid landing area with recessed LED leading to further landing area with carpet flooring, Velux sky light and doors into principal bedroom and bathroom.

Principal Bedroom

Spacious principal bedroom with four Velux sky lights to the side elevations and uPVC double glazed frosted window to the rear elevation. Two eave storage cupboards. Finished with wooden laminate flooring, two panelled radiators and recessed LED lighting. Door leading into dressing room or office.

Dressing Room

Velux sky light, wooden laminate flooring, power and recessed LED lighting.

En-suite Bathroom

Four piece suite to comprise a low-level WC, pedestal wash hand basin, panelled bath and a separate double walk-in shower cubical with mains dual hose rainfall shower. Finished with tiled flooring, heated towel rail, recessed LED lighting, extractor fan, shave point and uPVC double glazed window to the front elevation.

Double Detached Garage

Detached double garage with two electric up and over doors, power and lighting.

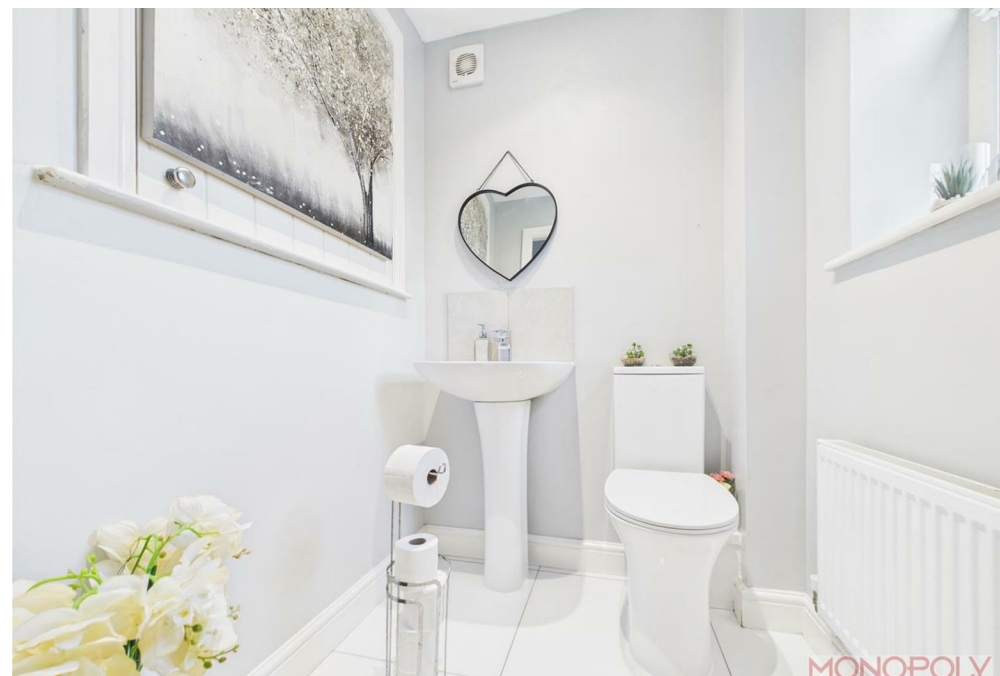
Outside

The property occupies a generous, well-maintained plot, approached via secure double electric gates with a separate pedestrian gate, opening onto an extensive tarmac driveway providing ample off-road parking and access to a detached double garage. The front and side gardens are predominantly laid to lawn with neatly landscaped borders, complemented by paved patio areas ideal for outdoor entertaining. A paved pathway surrounds the home, leading to additional lawned sections, a modern composite shed, and further seating areas. Practical features include outside power sockets, an external water tap, and contemporary up-and-down lighting around the property. Boundaries are defined by a mix of high-quality fencing and stone walling, offering both privacy and security. Attractive oak-framed porches shelter both the front and side entrances, enhancing the kerb appeal of this modern home.

Additional Information

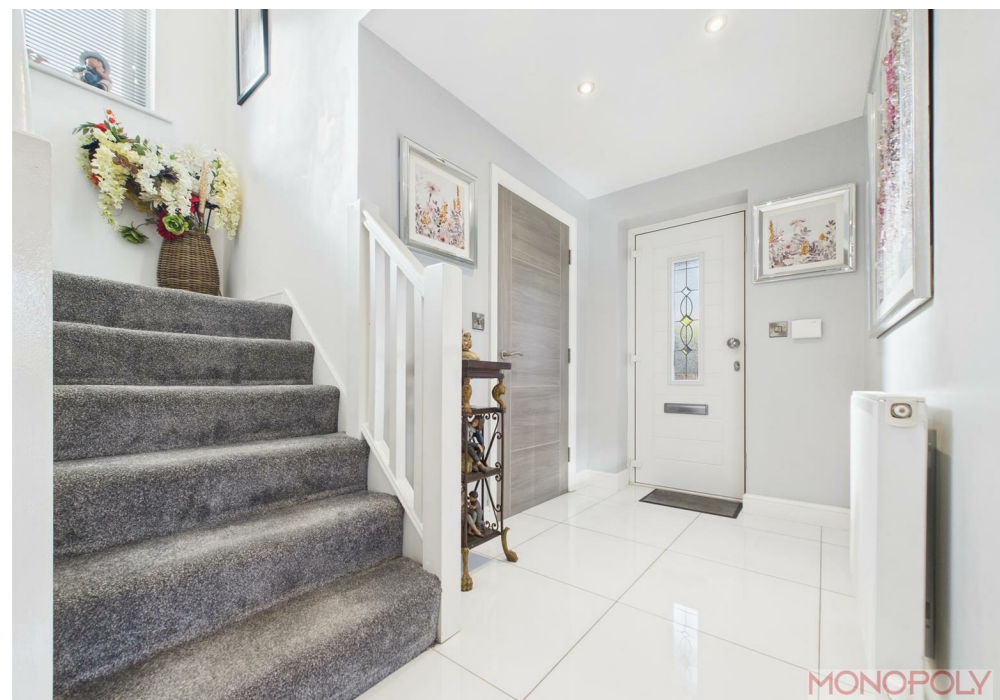
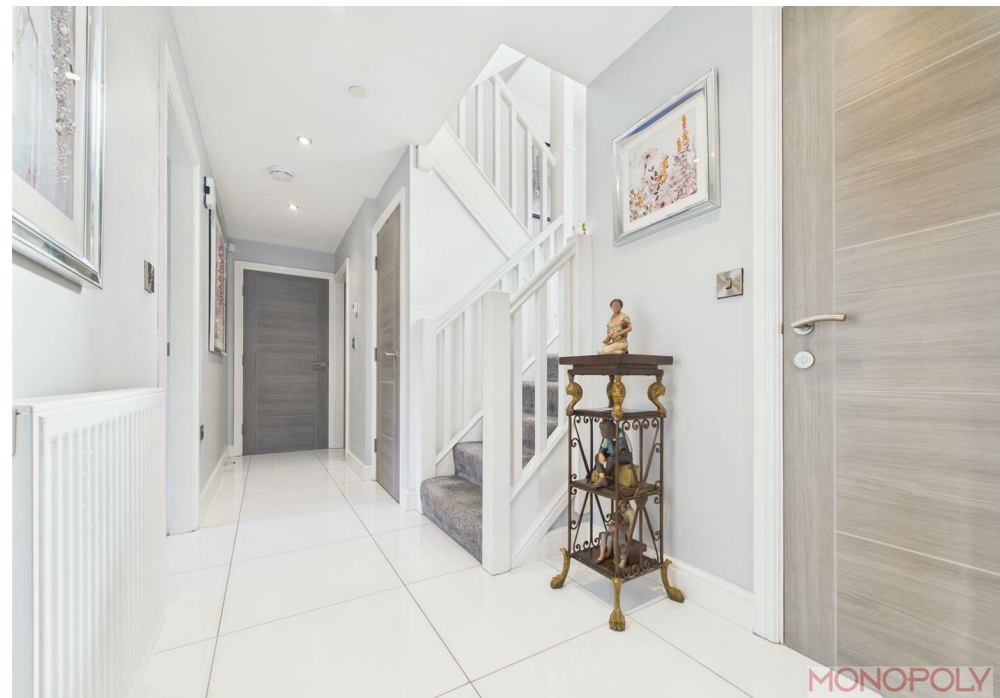
'Station View' was constructed five years ago by the present owners. The property features a hard-wired alarm, camera system and sprinkler system. The gates to the front are electric.

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 details must therefore be taken as a guide only.





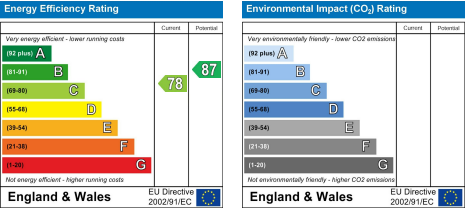


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