



2 Sunny Bank

Caergwrl | LL12 9AW

£825

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# 2 Sunny Bank

Caergwle || LL12 9AW

A well presented and recently re-decorated 2 bedroom terrace property located in the popular village of Caergwle. This excellent property offers 2 reception rooms, spacious bathroom with a 4 piece suite and 2 bedrooms. The village of Caergwle sits close to the village of Hope with both having numerous local amenities including shops, doctors surgery, dentists and good primary and secondary schools. In brief the property comprises of; hallway, lounge, dining room and kitchen to the ground floor and 2 bedrooms and bathroom to the first floor.

- A well presented 2 bedroom terrace property
- Recently re-decorated
- 2 Reception rooms
- Spacious well appointed bathroom
- Popular village location
- No allocated parking
- Walking distance of free local car park



### **Hallway**

With tile effect flooring, stairs off to the first floor.

### **Lounge**

Recently re-decorated and being well presented with a double glazed window to the front, carpeted flooring.

### **Dining Room**

Again recently re-decorated with a double glazed window to the front, central fireplace with tiled surround and hearth, tile effect flooring, double glazed window to the rear.

### **Kitchen**

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, built in electric oven and grill, 4 ring electric hob with glass splash back, washing machine (the landlord will leave the washing machine for the tenant if they wanted it but on the basis that if anything went wrong with it the tenant would need to replace or fix it), tile effect flooring, door off to the rear garden, 2 double glazed windows.

### **First Floor Landing**

With exposed wood flooring, access to the loft space.

### **Bedroom 1**

Recently re-decorated with 2 double glazed windows to the front, feature cast iron fireplace, tiled hearth, exposed wood flooring.

### **Bedroom 2**

Well presented with a double glazed window to the rear, cast iron fireplace, tiled hearth, exposed wood flooring.

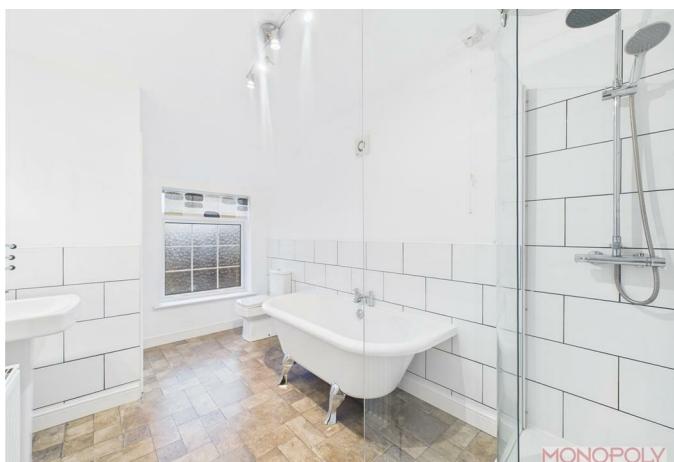
### **Bathroom**

Beautifully appointed with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, large walk in shower, freestanding roll top bath, part tiled walls, cupboard housing the gas combination boiler, tile effect flooring, double glazed window.

### **Outside**

To the front of the property is a predominantly paved garden with planted borders.









Approximate total area<sup>(1)</sup>

730 ft<sup>2</sup>

67.9 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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 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.

Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			87
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			70
(69-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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