



Mon Abri Wrexham Road

Caergwrle, Wrexham, LL12 9HN

£350,000



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Entrance Porch

Upvc double glazed door to the front elevation, panel radiator. door leading into

Entrance Hallway

complimented with wooden blocked flooring, panel radiator, stairs to the first floor, doors leading off to;

Reception Room

15'3" x 12'0" (4.67m x 3.66m)

The UPVC double glazed bay front window provides a bright and spacious room, wall mounted electric remote controlled fire, carpeted flooring.

Family Room

15'1" x 11'10" (4.60m x 3.63m)

The UPVC double glazed bay front window provides a bright and spacious room, complete with a feature fire surround containing an electric fire, TV aerial point, panel radiator, and carpeted flooring. An archway connects it to the Dining /Breakfast Room.

Dining Room/ Breakfast Room

12'2" x 6'7" (3.71m x 2.01m)

This airy room boasts a UPVC double glazed window and door on the side, along with a panel radiator, laminate flooring, tv aerial point, and pendant ceiling and wall light fittings. Door leading into Kitchen and to the downstairs WC.

Downstairs WC

Fitted with low level WC and wash hand basin, panel radiator.

Kitchen

14'4" x 7'3" (4.37m x 2.21m)

Modern fitted kitchen housing a range of base and drawer units with work top surfaces over and breakfast bar, inset sink unit with mixer taps over, space for Range Cooker, plumbing for washing machine / dishwasher, tiled walls, Upvc double glazed window to the side elevation. Tiled flooring.

First Floor Accommodation

Landing Area

doors leading off to the Bedrooms and Family Bathroom, Upvc double glazed window to the side elevation.

Bedroom One

13'1" x 12'0" (4.01m x 3.66m)

Upvc double glazed window to the front elevation, panel radiator, tv aerial point. carpeted flooring.

Bedroom Two

13'1" x 12'0" (3.99m x 3.66m)

Upvc double glazed window to the front elevation, panel radiator, tv aerial point. carpeted flooring.

Bedroom Three

12'9" x 6'7" (3.89m x 2.03m)

Upvc double glazed window to the rear elevation, panel radiator, tv aerial point. carpeted flooring. built in storage cupboard housing Glow Worm combination boiler (approx 4 years old)

Bedroom Four

8'9" x 5'10" (2.69m x 1.80m)

Upvc double glazed window to the front elevation, panel radiator, tv aerial point. carpeted flooring.

Bathroom

This contemporary bathroom suite features a fitted panel bath with a shower attachment and a screen, a wash hand basin with a mixer tap, a low-level WC, fully tiled walls, a panel radiator, and a UPVC double glazed frosted window on the side elevation.

Outside

Access to the Property is provided by a Driveway with plenty of Off Road Parking. The lawned gardens are beautifully landscaped with mature shrubs, flower borders, and hedging along the boundary. A side access gate leads to the rear of the property, where a split level garden with steps to a tandem-length Garage, a Summer House, and a raised private seating area.

Garage

20'4" x 9'3" (6.20m x 2.82m)

Summerhouse

12'4" x 8'11" (3.76m x 2.72m)

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

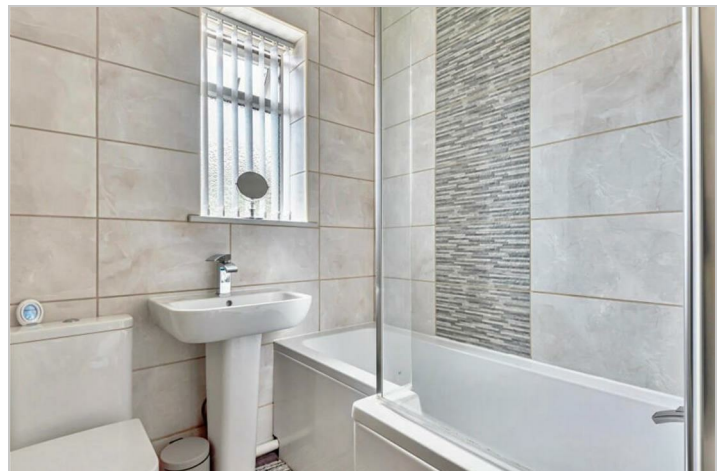
Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



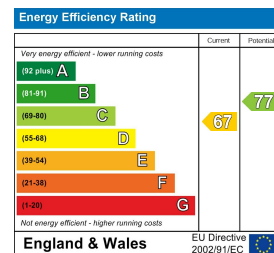
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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