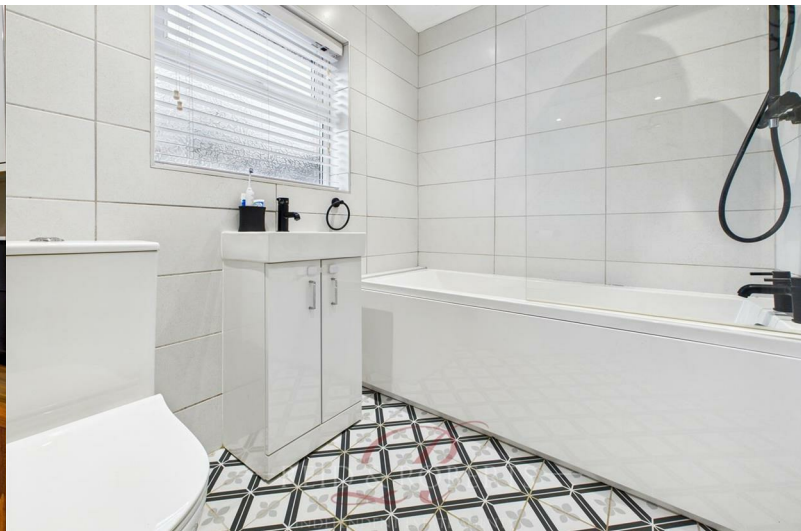




## 24 Caego Terrace

Caego, Wrexham, LL11 6UB

£145,000



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## To The Front

Accessed through a wooden gate, with a patio area and fenced boundary. UPVC door leading to the Kitchen and parking spaces available for two vehicles.

## Lounge

12'1" x 13'0" (3.69m x 3.97m )

A bright and airy reception room with wood-effect laminate flooring, double panelled radiator, UPVC double glazed window to the front elevation, ceiling light point, and wall-mounted lights. Double doors lead through to the Dining Room, with a window providing a view towards the Kitchen.

## Dining Room

12'2" x 13'0" (3.71m x 3.97m )

A bright and airy space with wood-effect laminate flooring. The room features a charming traditional cast iron fireplace with ornate detailing, set within a white surround and complemented by a polish black hearth. UPVC double glazed window to the rear elevation, stairs rising to the first-floor accommodation. Double panelled radiator, UPVC door leading to the rear garden, ceiling light point, and wall-mounted lights.

## Kitchen

12'9" x 7'4" (3.89m x 2.25m)

A modern fitted Kitchen offering a range of wall and base units complemented by wood-effect worktops, tiled flooring, and partially tiled walls. Includes space for a fridge/freezer, dishwasher, washing machine, and dryer. Features a composite sink with mixer tap over, UPVC double glazed window to the front elevation, integrated 'Bosch' oven with 'Logic' induction hob and extractor fan above, ceiling light

point, and UPVC door to the front elevation. Door leading off to the Lounge and Downstairs Bathroom.

## Bathroom

5'8" x 7'4" (1.75m x 2.26m )

A modern Bathroom fitted with tiled flooring and fully tiled walls. Comprising a low-flush WC, wash hand basin with vanity unit, and a panelled bath with mixer tap, handheld shower attachment, and waterfall shower over. UPVC double glazed frosted window to the front elevation, wall-mounted radiator, and spotlights.

## Bedroom One

12'3" x 13'0" (3.75m x 3.97m )

Double bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the front elevation, and a single panelled radiator.

## Bedroom Two

12'0" x 9'11" (3.67m x 3.03m )

Double bedroom with carpeted flooring, built-in storage space, UPVC double glazed window to the rear elevation, ceiling light point, and single panelled radiator.

## Rear Garden

Mainly laid to lawn with a patio seating area and gravelled borders. A slate and gravel pathway leads to the gated access, enclosed by fencing and mature trees for privacy. Steps lead up to the UPVC door providing access into the property.

## 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.

Tel: 01978 353000

### 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.

### 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.

### Loans.

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

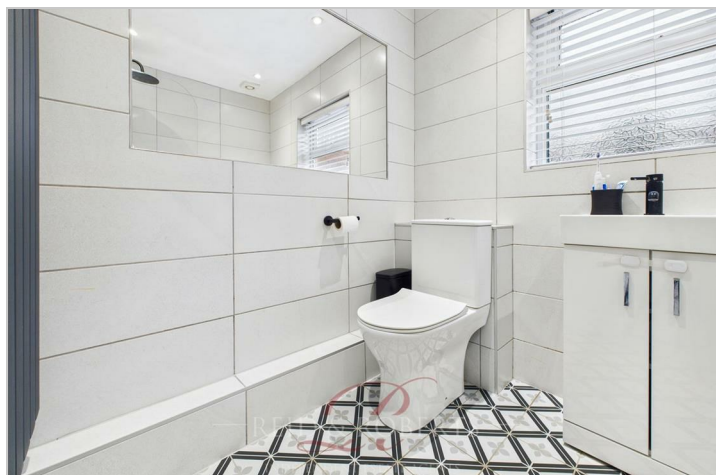
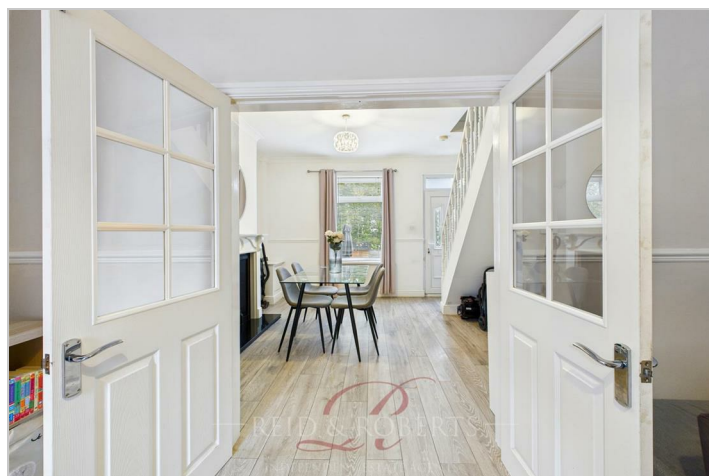
### Services.

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

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



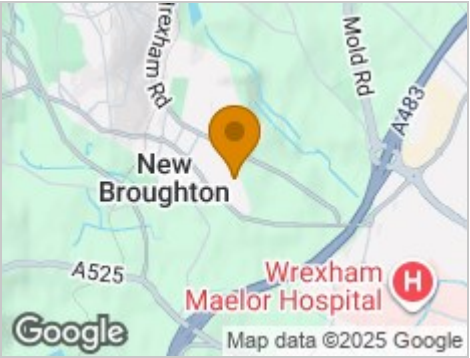
Road Map



Hybrid Map



Terrain Map



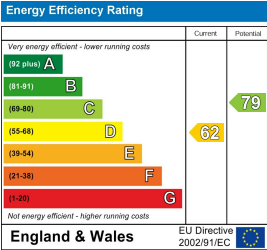
Floor Plan



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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