

williams estates



Hillside Bridge End, Caergwrle, LL12 9AY

£240,000

2 1 2 E

EPC - E53 Council Tax Band - C Tenure - Freehold

Bridge End, Caergwrle

2 Bedrooms - Bungalow - Detached

We are delighted to offer, with no onward chain, this beautifully presented two-bedroom detached bungalow in the sought-after village of Caergwrle. The property features a bright conservatory, spacious lounge with character beams and fireplace, a well-appointed kitchen, two generous double bedrooms, and a modern shower room. Set on a large, well-maintained plot with lawned gardens, patio areas, countryside views and off-road parking very close by, it also offers excellent potential to extend (STPP). Ideally located close to local amenities, schools, and transport links, this charming home suits first-time buyers, downsizers, or investors alike.



Porch

This porch area is an enclosed space with a covered roof.

Lounge

14'10" x 11'10" (4.54m x 3.62m)

The lounge is a charming room with characterful exposed beams and a bay window that brings in plenty of natural light. A feature fireplace provides a focal point, enhancing the cosy ambience.

Kitchen

15'5" x 8'10" (4.70m x 2.70m)

The kitchen is a practical and functional space featuring a U-shaped layout with ample work surfaces and storage cupboards. It benefits from two windows and a door that leads outside, allowing plenty of daylight to brighten the room.

Bedroom One

11'11" x 11'10" (3.65m x 3.63m)

Bedroom one is a well-proportioned room. The large window allows natural light to fill the room, making it feel bright and airy, with exposed beams adding some period charm.

Bedroom 2

11'5" x 8'10" (3.49m x 2.70m)

Bedroom Two is a cosy space with period features including exposed beams and a window that provides natural light.

Bathroom

5'10" x 5'4" (1.78m x 1.65m)

The bathroom is compact but practical, fitted with a W.C and a washbasin. The modest size makes it functional, suitable for everyday use.

Conservatory

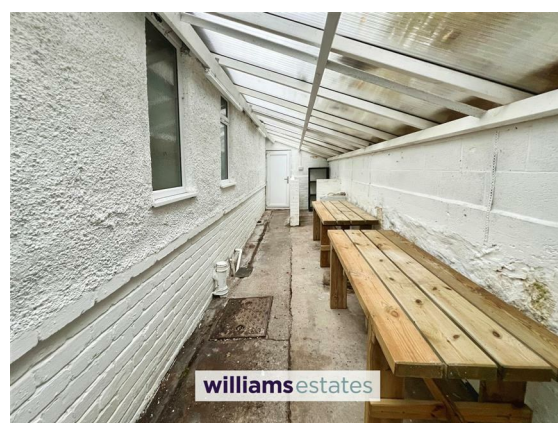
14'8" x 8'4" (4.49m x 2.56m)

This light and airy conservatory offers a tranquil space with large windows that flood the room with natural light, overlooking the garden. The tiled floor adds a practical and clean finish to the room.

Rear Garden



The rear garden offers a generous outdoor space mainly laid to lawn, with a pathway leading to a timber shed. The garden is bordered by hedging and fencing, providing privacy.





Floor Plan

Floor area 84.4 sq.m. (909 sq.ft.)

Total floor area: 84.4 sq.m. (909 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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