



Celyn Drive

Caergwrle, LL12 9LW

O.I.R.O £187,500



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Accommodation Comprises

White Upvc double glazed door leads into:

Entrance Hall

8'10" x 3'7" (2.7 x 1.1)

Exposed Stone wall with original unit, single panelled radiator, textured and coved ceiling, smoke alarm, cottage style latch doors lead off into:

Lounge

12'6" x 10'2" (3.8 x 3.1)

Double glazed window to the side elevation, exposed stone wall, single panelled radiator, sloping roof, aerial extension.

Door off Hallway leads into:

Kitchen

10'6" x 8'10" (3.2 x 2.7)

Housing a range of wall and base units with rolled top work surface, stainless steel sink unit. Space for electric oven, fridge, double glazed Georgian style window to the side elevation, high ceiling, wall mounted combi-boiler, loft access, splashback tiles and tiled flooring.

Door leads into:

Dining Room

12'2" x 10'2" (3.7 x 3.1)

Well lit room having a dual aspect with a Georgian style double glazed windows to the front and side elevation, wood effect laminate flooring, single panelled radiator, wood fire surround housing electric fire, high textured ceiling and walls above dado rail, telephone point, smoke alarm. Cottage style doors lead off to the bedrooms and the original wooden front door leads into:

Conservatory/Front Porch

7'7" x 6'3" (2.3 x 1.9)

Dwarf wall with double glazed units with slate roof, white upvc door leading to the side elevation, exposed stone wall, tiled flooring and panelled Upvc ceiling.

Bedroom One

11'2" x 8'6" (3.4 x 2.6)

Double glazed Georgian style window to the side elevation, high textured ceiling and walls, fitted dado rail, single panelled radiator and built in wardrobes providing hanging rail and fitted shelving.

Bedroom Two

10'2" x 8'2" (3.1 x 2.5)

Well lit room having Georgian style dual windows to the side and front elevation, high textured ceiling, double panelled radiator, dado rail and aerial socket, fitted with a wardrobe providing hanging rail and shelving.

Door off Hallway leads into:.

Shower Room

7'5" x 6'7" (2.26 x 2.0)

Fitted with a three piece suite comprising walk in double shower cubicle with sliding door, pedestal wash and basin and low level flush w.c. Groove panelled ceiling with recessed spotlights, tiled flooring, single panel radiator and frosted double glazed window to the side elevation. Double utility cupboard with plumbing for washing machine and fitted shelving.

OUTSIDE

The property is approached via a tarmac driveway which provides parking for Two Vehicles and a pathway leads to the front of the property. A very pretty front garden, laid to lawn with border stones and planting which is complimented by the rear patio area and included shed for garden storage.

EPC Rating - E

Council Tax - Band D

Directions

From the Agents office on Chester Street in Mold, turn left at the traffic lights onto Wrexham Street. At the Bromfield roundabout take the third exit onto Wrexham road.

Tel: 01352 700070

Continue along this road for about a mile and at the t-junction turn right onto the A541. Proceed for about 4 miles on this road, eventually turning right onto Celyn Drive where the property will be observed immediately on your right.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

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. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

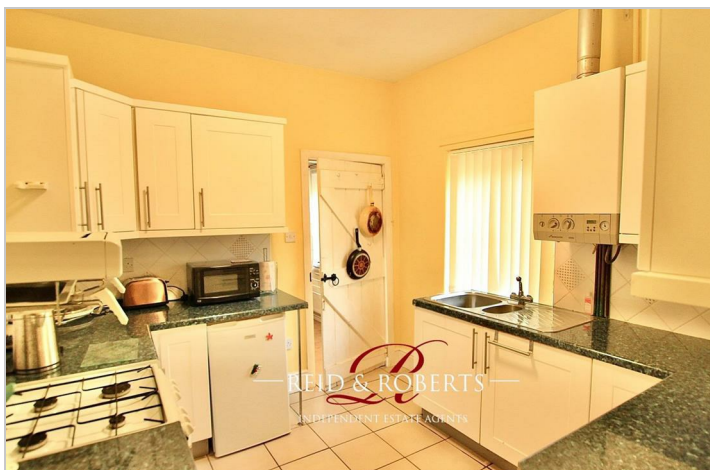
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm



Road Map



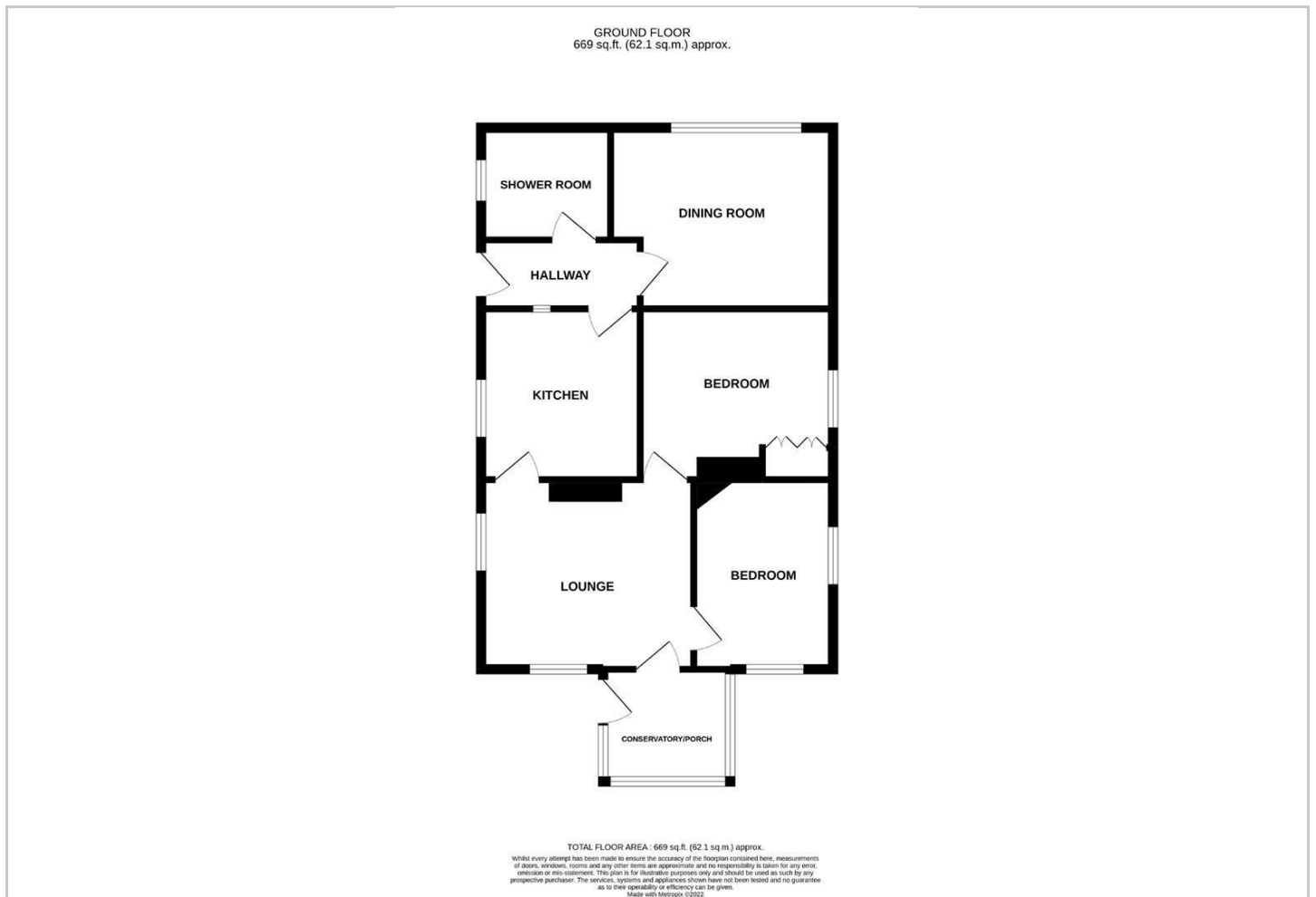
Hybrid Map



Terrain Map



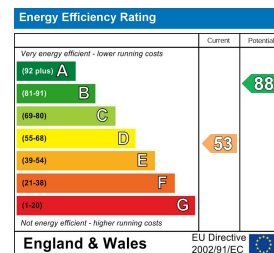
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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