



## Lyndon Sarn Lane

Caergwrle, Caergwrle, LL12 9AG

Open To Offers £300,000



# Lyndon Sarn Lane

Caergwrle, Caergwrle, LL12 9AG

Open To Offers £300,000



## Property Description

Reid and Roberts Estate and Letting Agent proudly present this well presented Three Bedroom Detached Property, nestled within the village of Caergwrle with breathtaking panoramic views of picturesque farmland, fields, and beyond with the occasional horse grazing the land. This Three Bedroom Detached home boasts a light and airy layout, with its idyllic setting and spacious living areas, this home offers a rare opportunity to embrace a lifestyle of comfort, privacy, and natural beauty. Reid and Roberts are thrilled to showcase this exceptional property with the added benefit of No Onward Chain to potential buyers seeking a one-of-a-kind property within a village with Rural Living on your doorstep.

The accommodation comprises of a Entrance Porch, Hallway, Open Plan Lounge and Dining Area, Conservatory, a stunning contemporary Kitchen, Utility Room and Downstairs w.c to the Ground Floor. With stairs rising to the First Floor Accommodation where you will find Three good sized Bedrooms all having breathtaking views and a Family Bathroom. The rear garden offers privacy and open space perfect for family entertaining. The mainly laid to lawn garden and the block paved patio area is ideal for al fresco dining in the warmer months. The property is also not overlooked and benefits from being on the edge of a public park and playing fields to the front and open fields housing farm animals to the rear offering breathtaking views.

Caergwrle is situated between the Towns of Mold and Wrexham situated on the A541 road, it is contiguous with the villages of Abermorddu and Hope, though in parts Caergwrle and Hope are separated by a river border. You will find a local petrol station, various shops and takeaways and two local public houses, along with a railway service and close by you will find a primary school in the villages of Hope and Abermorddu. The property is also located within the catchment area for the popular Castell Alyn secondary school.

## Accommodation Comprises

This well maintained property is approached via an open aspect graveled driveway providing ample parking for three vehicles. The property is secured via an attractive wooden gate leading into the garden where you will find the upvc double glazed door with frosted windows.

## Entrance Porch

The welcoming porch way offers security and ample space with attractive quarry tiling and a larger than average upvc double glazed window to the front elevation offering views of the playing fields and beyond.

## Hallway

A light and airy hallway providing access to all ground floor rooms and stairs rising to the first floor accommodation, wood effect laminate flooring, ceiling light point and panelled radiator.

## Lounge and Dining Room

A bright and open space with upvc double glazed window to the front elevation allowing for natural light to beam through. With wood effect laminate flooring, recessed spotlights, beamed ceiling, panelled radiator and double glazed patio doors leading to the conservatory.

## Conservatory

With upvc double glazed window to the rear and side elevations overlooking the stunning views of fields and beyond, matching patio doors to the side and polycarbonate roof.

## Kitchen

A stunning contemporary fitted kitchen housing a range of wall, base and drawer units, with wooden worktops over. Feature composite sink with matching drainer and mixer tap over with Upvc double glazed window to the rear overlooking the views of field and beyond. Built in oven with four ring gas hob and extractor fan over. Void and plumbing for dishwasher, splash back tiling, wood effect laminate flooring and ceiling light point.

Door leading into:

## Utility Room

Housing a range of wall and base units with granite effect worktops over. Attractive quarried tiled flooring, space for two free standing fridges/freezers, void and plumbing for washing machine and void for tumble dryer. Upvc double glazed window to the side elevation with upvc door to the rear providing access into gardens.

## Downstairs w.c

Comprising of a two piece suite with low flush W.C and wash hand basin with brass taps over, splash back tiling with matching tiled flooring, Upvc double glazed frosted window to the side elevation and panelled radiator.

## First Floor Accommodation

### Landing

With Upvc double glazed window to the front elevation with top opener overlooking the playing fields and beyond. Ceiling light point and loft access.

Doors leading to all first floor accommodation.

### Master Bedroom

A well presented room with a larger than average upvc double glazed window with top openers to the rear elevation allowing for natural light to fill the room while overlooking the stunning views of fields and beyond. Double panelled radiator, coved ceiling and ceiling light point.

### Bedroom Two

Having Upvc double glazed window with top openers to the front

Tel: 01352 700070

elevation overlooking the playing fields. Double panelled radiator and ceiling light point.

#### Bedroom Three

With Upvc double glazed window with top openers to the rear elevation overlooking the stunning views of fields and beyond. Double panelled radiator and ceiling light point.

#### Bathroom

A modern fitted bathroom comprising of a three piece suite to include a panelled bath with mixer tap over, electric shower with hand attachment, pedestal wash hand basin with taps over, low flush w.c. Fully tiled walls, tiled flooring, shaving point, chrome heated towel rail and Upvc double glazed frosted window to the side elevation.

#### Gardens

The rear garden offers a perfect blend of privacy and open space, ideal for family gatherings and entertaining. The mainly laid to lawn area is perfect for family entertaining, while the block-paved patio is perfect for al fresco dining during warmer months. The property is uniquely private and not overlooked, as it is positioned on the edge of a public park and playing fields to the front. To the rear, you'll enjoy breathtaking views of open fields with farm animals, creating a serene and picturesque backdrop. This rural setting enhances the sense of tranquility and connection with nature, making the garden an idyllic retreat. Overall, this property combines seclusion, natural beauty, and functional outdoor space, perfect for families.

#### EPC Rating - C

#### Council Tax Band - E

#### Do You 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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

#### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

#### Looking For 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

#### 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.

#### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

#### 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.

#### Viewings

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.



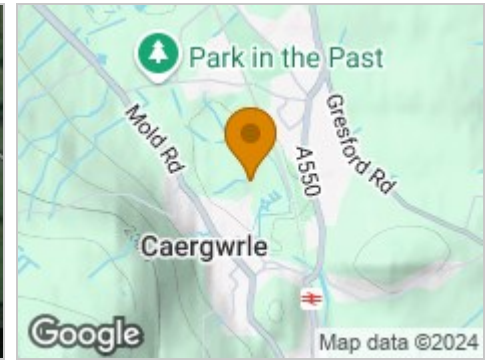
## Road Map



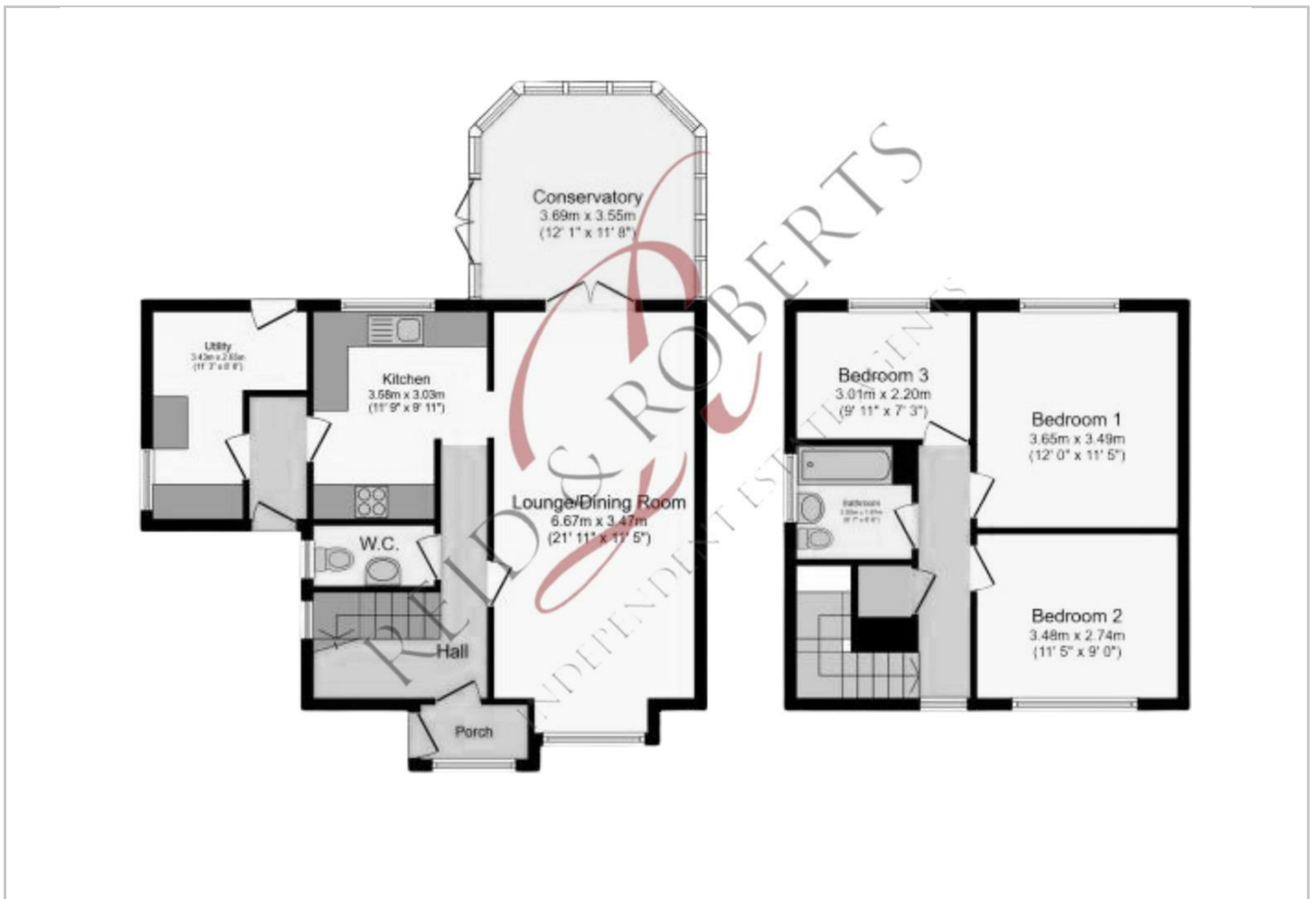
## Hybrid Map



## Terrain Map



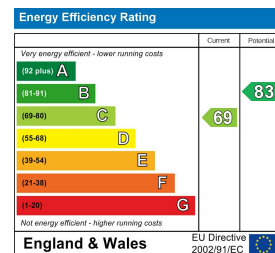
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.