



Roma, Pugh's Yard Hawarden Road

Caergwrle, Wrexham, LL12 9BB

Offers Over £150,000



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Accommodation Comprises

The property is approached via a paved driveway offering off road parking for two vehicles, leading to a UPVC front door featuring decorative frosted glazing.

Entrance Porch

Welcoming space with wood laminate flooring, wood panelled walls, and UPVC windows to the front and side with Venetian blinds.

Lounge

The lounge is a cosy space with a cast iron decorative fireplace, tiled hearth, and matching mantle. Features include a double panel radiator, UPVC window with wooden Venetian blinds, and a built in cupboard housing the electric and gas meters.

Dining Room

With wood laminate flooring, UPVC double glazed windows to the rear and side elevations, and a fitted storage cupboard. The room is enhanced by a striking open staircase with geometric features, adding architectural flair and a contemporary feel.

Kitchen

Steps lead down into the kitchen, fitted with a range of wall and base units, granite effect worktops, tiled walls and flooring, and plumbing for a washing machine and slimline dishwasher. Includes space for freestanding oven and fridge/freezer, UPVC window, wood effect ceiling, loft access, and plenty of storage.

Rear Porch

Ideal for additional storage, featuring a shelved cupboard and UPVC door leading to the rear yard.

Bathroom

Comprising a high level W.C, wash hand basin, and panelled bath with mains shower and hand

attachment. Fully tiled with a frosted UPVC window and double panel radiator

First Floor Landing

Tiered landing with continued open slatted feature wall from the dining room and Upvc double glazed window to the side elevation.

Bedroom One

UPVC double glazed window to the rear, double panel radiator, central ceiling light, and a large walk in cupboard with shelving, hanging rail, and loft access.

Bedroom Two

UPVC window to the front, central ceiling light, and houses the wall-mounted gas boiler (serviced annually).

Bedroom Three

UPVC window to front, panel radiator, and central ceiling light, ideal for a nursery, office, or dressing room.

Garden to the Rear

A well maintained garden area featuring a gravel ground covering with stepping stones leading through the space. The garden is enclosed by a brick wall and wooden fencing, offering privacy and security. The garden also benefits from a shed providing ample storage.

EPC Rating D

Council Tax Band C

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.

Tel: 01352 700070

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

Loans and Repayments

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

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.

Money Laundering

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.

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.

Would you like to arrange a viewing?

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



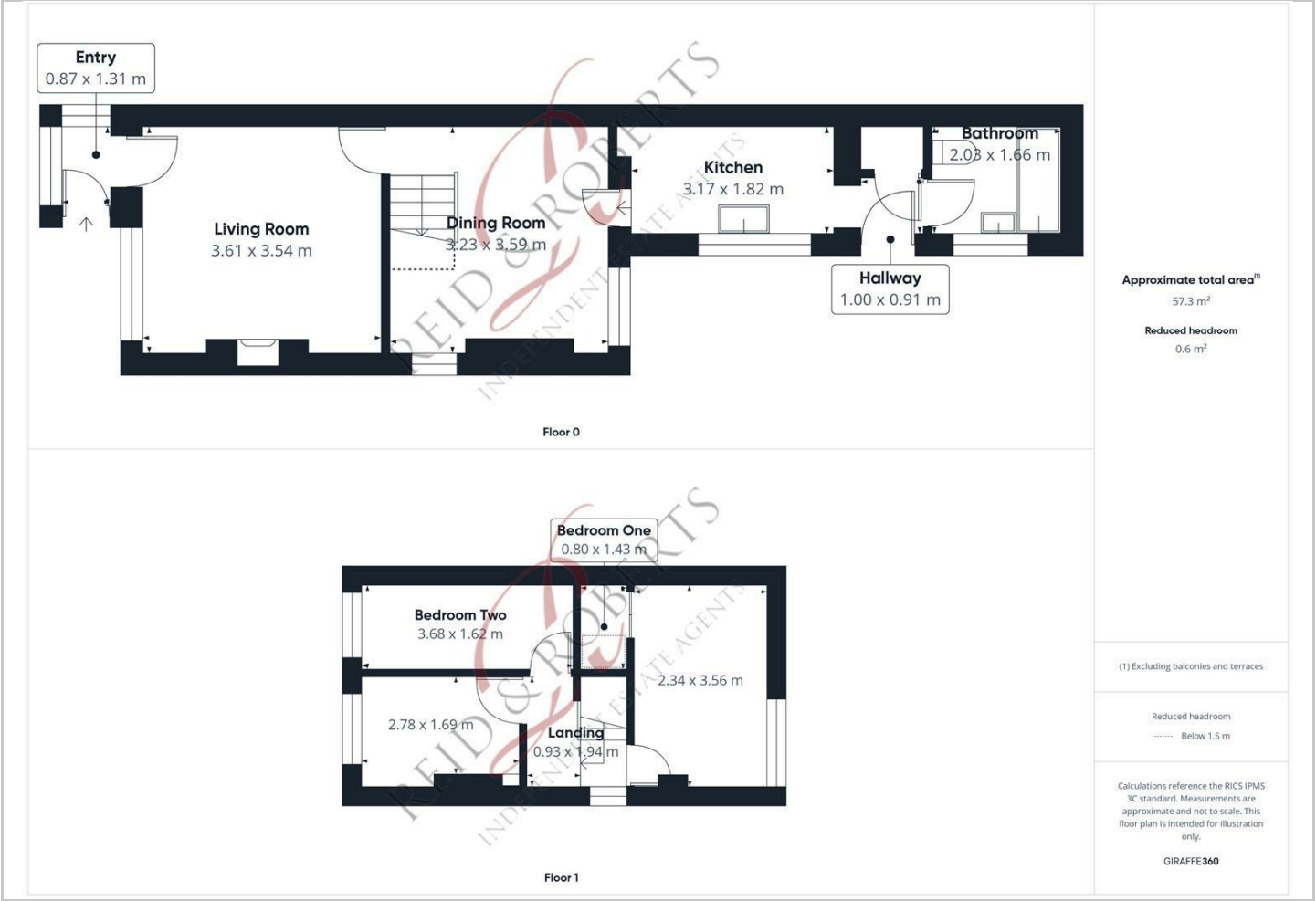
Hybrid Map



Terrain Map



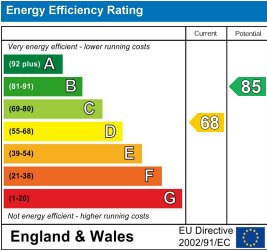
Floor Plan



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



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