



64 Hawarden Road

Caergwrle, Wrexham, LL12 9BY

Offers Over £170,000



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Property Description

Accommodation Comprises

The property is approached via a paved and gravelled driveway leading to the front entrance.

Woodgrain Upvc door with decorative double glazed panel opens into:

Entrance Hallway

The staircase, designed with a split configuration, provides access to the first-floor living spaces, complemented by wood effect laminate flooring

Door leading into

Lounge

The lounge features a gas fire that simulates a living flame with a coal effect, elegantly complemented by a marble inset and hearth framed by a wooden surround. A double-glazed UPVC bay window enhances the front elevation, allowing ample natural light to fill the space. Double panel radiator, wood effect laminate flooring, T.V aerial socket, phone point and understairs storage cupboard.

Kitchen/Dining Room

This spacious room combines both kitchen and dining areas, featuring an array of wall and base cabinets complemented by wood-effect countertops. It includes a stainless steel sink with a matching drainer, a four-burner gas hob topped with a stainless steel extractor fan, and a built-in electric oven. The area is adorned with splashback tiling and provides ample space for a fridge freezer, as well as a designated void and plumbing for a washing machine. A double-glazed UPVC window offers views of the rear garden, while a wall-mounted boiler ensures efficient heating. The room is finished with wood-effect laminate flooring, two ceiling light fixtures, and a double panel radiator, creating a warm and inviting atmosphere.

Rear Hallway

Wood effect laminate flooring and white Upvc door leading to the rear garden.

Door leads into:

Cloackroom

Fitted with a two piece suit comprising low flush W.C and wall mounted wash hand basin with splash back tiling, wood effect laminate flooring and extractor fan.

Stairs From Hallway Rise To

Landing

Split level landing with single panel radiator, loft access point, ceiling light point.

Bedroom One

Double glazed Upvc window to the front elevation, single panel radiator, built in storage cupboard with shelving and T.V aerial point.

Bedroom Two

A double bedroom with double glazed Upvc window to the rear elevation overlooking the mountain, single panel radiator and T.V point.

Bedroom Three

Another double bedroom with two double glazed Upvc windows to the rear elevation overlooking the mountain and single panel radiator.

Bathroom

Fitted with a three piece suite comprising a low flush W.C, vanity unit with inset wash hand basin with mixer tap over, panelled bath with mixer tap over and wall mounted mains powered shower with glass screen, partial wall tiling, vinyl flooring, chrome heated towel rail, double glazed Upvc frosted window to the front elevation and extractor fan.

Outside

Access to the property is gained through a combination of a paved and gravel driveway that guides visitors to the front entrance. An archway serves as a passageway to the expansive rear garden, which exceeds typical dimensions and is mainly laid to lawn. Additionally, a concrete patio area is available, providing an ideal setting for al fresco dining during

the warmer seasons. The property also features a spacious garage topped with a corrugated iron roof, which enhances storage capabilities.

EPC Rating D

Council Tax Band C

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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

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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



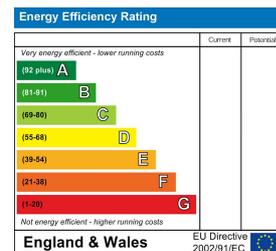
Floor Plan



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



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