



Hawarden Road | Caergwrle | LL12 9BB

Offers in the region of £165,000



ROSE RESIDENTIAL

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A charming semi-detached bungalow situated in a popular village location, offering spacious accommodation throughout. The internal layout comprises a kitchen, lounge, conservatory, three bedrooms, and a bathroom. Externally, the property benefits from off-road parking for two vehicles and a private, enclosed garden

Entrance

The property can be accessed either through a partially glazed UPVC door leading into the kitchen or via double glazed doors that open into the conservatory.

Kitchen

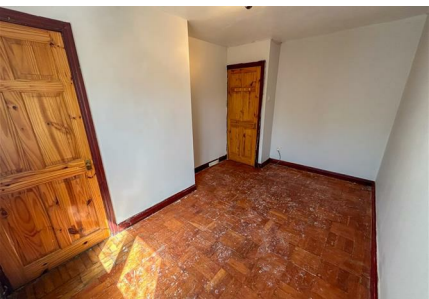
10'9" x 11'7" (3.29m x 3.54m)

The kitchen is fitted with a range of base and wall units, complemented by granite effect laminate worktops. There is an inset sink with drainer and mixer tap, integrated fridge-freezer, space for a freestanding cooker with an extractor hood above, and washing machine. Additional features include recessed spotlights, a radiator, and a front facing triple glazed window overlooking the rear garden. There is space for a dining table also.

Bathroom

Fitted with a four-piece suite comprising a panelled bath, shower cubicle with electric Triton shower, pedestal wash hand basin and low-level WC. There is a rear facing UPVC double glazed window with privacy glass, a radiator, tiled flooring and partly tiled walls.





Lounge

13'2" x 15'8" (4.03m x 4.78m)

A charming room with feature fireplace with Adams style fireplace, marble hearth, and inset coal effect gas fire. The room also boasts exposed timber framework, wood-effect laminate flooring and a radiator. Double glazed patio doors open into the conservatory, with further doors leading to the bedroom and inner hall

Conservatory

8'0" x 11'1" (2.45m x 3.38m)

Upgraded by the current vendor, the conservatory is now of half-brick construction with UPVC triple glazed windows and a polycarbonate roof. Double doors open out onto the garden, and the room benefits from tiled flooring and a radiator.

Bedroom Two

9'0" x 13'2" (2.75m x 4.03m)

Situated off the lounge, this bedroom is spacious enough to accommodate a double bed. There is a side facing UPVC triple glazed window, a built-in cupboard housing the Worcester boiler, parquet flooring and a radiator.

Inner Hallway

The inner hallway leads off from the lounge and provides access to the two remaining bedrooms.

Bedroom One

9'9" x 9'8" (2.99m x 2.96m)

With front facing UPVC triple glazed window overlooking the garden, parquet flooring, and a radiator.

Bedroom Three

9'2" x 11'9" (2.80m x 3.60m)

This l-shaped room is a generously sized bedroom. It features a side facing UPVC triple-glazed window, parquet flooring, a radiator, and a cupboard housing the fuse board.

External

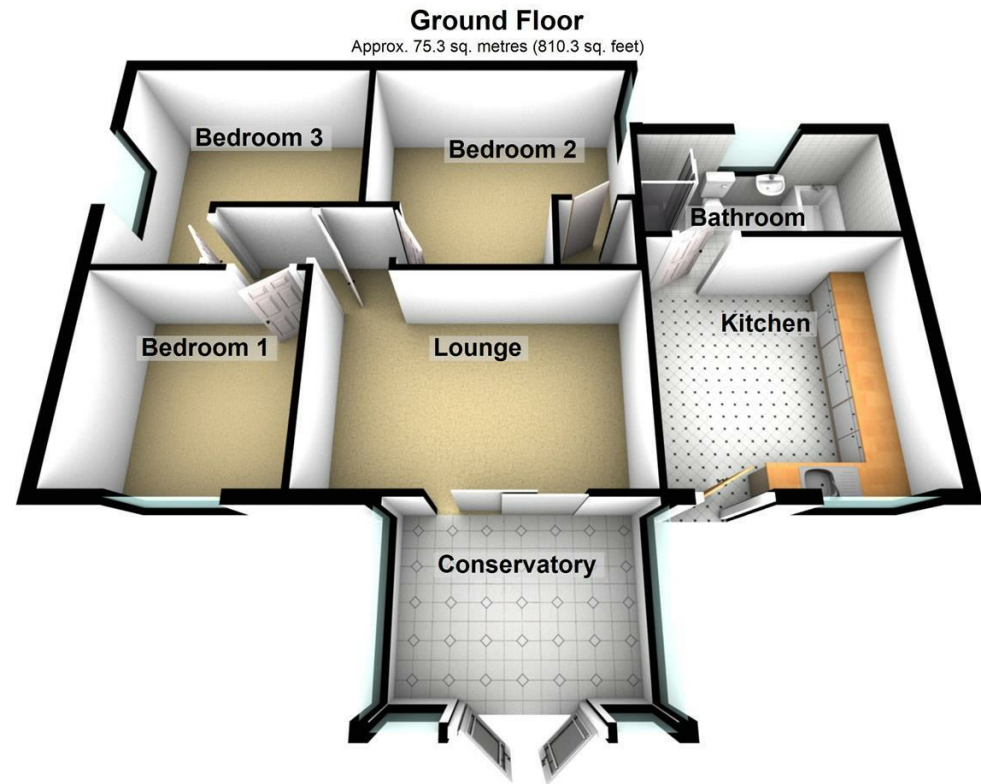
The property can be accessed either via Pugh's Yard or through double gates via Crossways, which lead to a gravelled driveway providing off-road parking for one vehicle. The private garden is predominantly laid to lawn, with a paved patio area directly accessible from the kitchen or conservatory doors.

Disclaimer

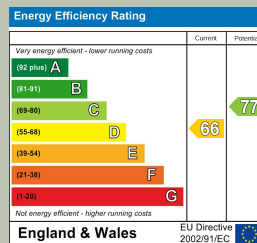
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Total area: approx. 75.3 sq. metres (810.3 sq. feet)



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