



Awelon Hawarden Road , Caergwrle, LL12 9BS

A spacious and beautifully presented 3 bedroom period family home with useful attic room offering a wealth of features together with plenty of parking, outbuildings and a good sized sunny aspect garden with pleasant tree lined aspect. Located within the popular and conveniently situated village of Caergwrle with its range of amenities, train station and local schools, the accommodation briefly comprises a welcoming hall with high ceiling, red and black quarry tiled flooring and solid staircase. The lounge features a bay window for natural light and fireplace, open aspect to the dining room, stylish and well appointed fitted kitchen breakfast room with integrated appliances, home office area and utility/w.c. The 1st floor landing gives access to the 3 bedrooms and a large family bathroom with bath and separate shower. A permanent staircase rises to the versatile attic room with Velux windows, radiator and store cupboards. Externally, the block paved drive provides ample parking and guest parking, double privacy gates open to further parking/space for commercial vehicle/motorhome. The rear garden is a particular feature providing excellent outdoor entertaining space for both children and adults including patios, lawn, workshops and store rooms. Viewing strongly recommended. Energy Rating - E (50)

Price £325,000

Awelon Hawarden Road

, Caergwrle, LL12 9BS



- A spacious and beautifully presented period family home
- Lounge, dining room, kitchen/breakfast room
- Family bathroom
- Garden area to rear
- Located within popular village of Caergwrle
- Home office, cloaks/utility
- Attic room
- Welcoming hallway
- Three bedrooms
- Ample parking and guest parking

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

15'4 into bay x 11'9 (4.67m into bay x 3.58m)

DINING ROOM

11'9 x 10'2 (3.58m x 3.10m)

KITCHEN/BREAKFAST ROOM

22'2 x 9'3 (6.76m x 2.82m)

HOME OFFICE

9'4 x 5'7 (2.84m x 1.70m)

REAR HALL

CLOAKS/UTILITY

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

15'0 x 9'2 (4.57m x 2.79m)

BEDROOM TWO

12'0 x 10'2 (3.66m x 3.10m)

BEDROOM THREE

8'6 x 6'1 (2.59m x 1.85m)

FAMILY BATHROOM

10'2 x 9'3 (3.10m x 2.82m)

ATTIC ROOM

13'2 max x 17'3 max (4.01m max x 5.26m max)

OUTSIDE

COUNCIL TAX BAND - E



Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	73
England & Wales	EU Directive 2002/91/EC	