



Mold Road, Caergwrle, LL12 9LP

**Price** £375,000

Reference: 17021791

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

Occupying a pleasant position on the fringe of the village is this well-presented 5 bedroom detached family home with large sunny south east facing rear garden. The accommodation comprises an entrance vestibule which leads to the hall with cloaks/w.c off and useful store cupboard. The spacious lounge has the benefit of an open fire and dual aspect over the front and rear gardens. A versatile games/playroom/office, dining room with open aspect to the fitted kitchen that includes an oven, hob and extractor fan. Utility room with plumbing for washing machine and space for dryer. The first floor landing gives access to the 5 bedrooms with the master bedroom having lovely views and en-suite bathroom and a separate family bathroom with electric shower over the bath. Externally, a private driveway provides parking for 5 cars and leads to the garage. The large rear garden is a lovely feature having a good degree of privacy, stone paved patio ideal for barbeques and entertaining with established hedging and shrubs. NO CHAIN. Energy Rating - D (63)

### LOCATION

Located in the village of Caergwrle approximately five miles from Wrexham City Centre and enjoying good road links to Chester and Mold. The village provides a range of day to day shopping facilities and social amenities, whilst both Wrexham and Mold offer a wider range of amenities. There is an excellent Secondary School nearby and Primary School. The A483 by-pass is only a short driving distance away therefore providing easy daily commuting to the major commercial and industrial centre of the region.



### DIRECTIONS

From Wrexham Town Centre proceed along Mold Road passing the Football Ground on the right-hand side. Straight across the next two roundabouts in the direction of Mold, passing through Gwersyllt, into Cefn y Bedd. Shortly after the school on your left you will enter Caergwrle, continue through the village, passing the Petrol Station. The property will be observed on the right after approx. 200 yards.

### ON THE GROUND FLOOR

A hardwood entrance door with upvc double glazed side window panel opening to:

### VESTIBULE

With exposed feature brick wall and useful walk-in cloaks/storage cupboard. A further six panel hardwood door opens into the:

### HALLWAY

Having turned staircase rising to first floor landing, radiator, useful understairs storage cupboard, Hive central heating controls and six panel doors off to all rooms.

### CLOAKS/W.C

Appointed with a white two piece suite of low flush w.c, wall mounted wash basin, Herringbone pattern wood block flooring and window.

### LOUNGE

11'4" x 19'2"

A spacious reception room enjoying a dual aspect through upvc double glazed windows to front and rear providing a pleasant outlook over the gardens, Herringbone pattern wood block flooring, open fire set within Travertine tiled surround and matching hearth, two radiators and coving to ceiling.

### GAMES ROOM

14'8" x 8'5"

Upvc double glazed window to front, radiator and concealed electric meter.

### OPEN PLAN KITCHEN/DINING ROOM

20'2" x 9'9"

Enjoying a pleasant aspect over the rear garden through two upvc double glazed windows. The kitchen area is appointed with a fitted range of base and wall cupboards with chrome handles complimented by work surface areas that incorporate a 1 ½ bowl stainless steel sink unit with mixer tap, four ring Bosch gas hob with stainless steel extractor hood above, Bosch double oven and grill, housing for microwave, plumbing for dishwasher, breakfast bar and tiled flooring. The dining area has a radiator beneath the window. A six panel stripped pine door gives access into a side hall which leads into the:

### UTILITY ROOM

8'3" x 5'7"

Fitted with two base cupboards with gloss handleless doors, stainless steel single drainer sink unit with mixer tap set within work surface areas, upvc double glazed window, part tiled walls, tiled flooring, plumbing for washing machine, space for tumble dryer, space for tall fridge freezer and radiator. A separate additional storage cupboard and useful covered walk way leads to the garage.

### ON THE FIRST FLOOR

Approached via the turned staircase from the entrance hall to:

### LANDING

With feature glass brick window and two further windows either side, gallery over stairwell, radiator, ceiling hatch to roof space with pull-down loft ladder, good sized store cupboards and doors off to all rooms.

### BEDROOM ONE

13'9" x 11'4"

Enjoying panoramic views over the rear garden and beyond through upvc double glazed window with radiator below and four panel white woodgrain effect door opening into the:

### EN-SUITE BATHROOM

11'3" x 4'8"

Appointed with a three piece modern white suite of close coupled w.c with dual flush, pedestal wash basin and Jacuzzi bath with mains thermostatic shower above, shower curtain, heated towel rail, upvc double glazed window, part tiled walls and shaver socket.

### BEDROOM TWO

12'8" x 15'8"

A good sized second bedroom with upvc double glazed window to rear overlooking the garden, Velux window with hillside views, radiator, exposed beams and eaves storage space.

### BEDROOM THREE

9'9" x 9'9" Max

Upvc double glazed window overlooking the rear garden with radiator below and storage cupboard housing the Worcester gas fired central heating boiler.

### BEDROOM FOUR

8'8" x 9'9"

Upvc double glazed window overlooking the rear garden, radiator and built-in wardrobe.

### BEDROOM FIVE

12'3" x 8'8" Into Recess

Two upvc double glazed windows to front with radiator below, pine timber cladding to walls and ceiling and fitted shelving.

### FAMILY BATHROOM

Appointed with a white suite of bath with side panel and electric shower above, pedestal wash basin, low flush w.c, stone Travertine style wall tiles, chrome heated towel rail, extractor fan and shaver point.

### OUTSIDE

The property is approached through a pillared entrance that leads onto a good sized driveway providing ample parking and guest parking with decorative gravel and lawned area alongside together with privacy hedging and trees.

### GARAGE

18'4" x 8'1"

Having metal up and over door, lighting and power points.

### GARDENS

The rear garden is a particular feature of the property having a gated side path that leads to the full width stone paved patio which is ideal for outdoor entertaining/dining. A low level brick wall with pillars then leads into the extensive lawned garden which enjoys a pleasant sunny aspect blended with a variety of established trees, borders and privacy hedging. A stone path towards the rear of the garden runs alongside a box hedged flowerbed together with two timber sheds.