



Agden House Hawarden Road, Caergwrle, LL12 9BB

Offers In Excess Of £365,000

A beautiful Victorian double fronted 4 bedroom detached family home having been sympathetically refurbished in recent years blending modern day comforts with charming features including bay windows to living and dining room, high ceilings throughout, period fireplace, freestanding roll top bath and a stylish fitted kitchen with central Island. Set in a slightly elevated position, Agden House enjoys lovely views across the valley towards the Welsh hills and benefits from an excellent range of convenient amenities including train station, highly regarded primary and secondary schools, shops and excellent road links to Wrexham, Chester and Mold. The light and airy accommodation briefly comprises a welcoming hall with Oak floor and solid staircase rising to 1st floor landing, lovely living room with a dual aspect and continuation of Oak floor, Dining room with feature fireplace, well appointed modern kitchen with range style cooker and integrated dishwasher and a separate cloaks/utility. The 1st floor landing connects the 4 bedrooms, 3 of which are doubles, with the principal bedroom featuring fitted wardrobes and a walk in wardrobe/dressing area. The luxuriously appointed bathroom includes a corner shower enclosure and the Victorian style bath. To the outside, the brick paved drive provides ample parking and guest parking and the gardens extend to the front and rear providing lovely entertaining space for both children and adults with various patio/decking areas for al fresco dining, lawn, flower beds and covered seating areas from where to admire the views. Energy Rating - C (76)

LOCATION

Agden House is conveniently located just 5 mile from Wrexham, 10 mile from Chester and 6 mile from Mold providing an excellent location for commuting to the major Commercial and Industrial Centres of the region. The local area offers an excellent range of amenities including a convenience store, train station and schools, notably the highly regarded Castell Alun High School. There are picturesque countryside walks in the area with Hope Mountain being a beautiful elevated landmark with panoramic views.

DIRECTIONS

From Wrexham proceed along the A541 Mold Road for approx 4 miles passing through the village of Gwersyllt into Cefn Y Bedd. At the traffic lights, turn right onto the A550 and Hawarden Road. After approximately ¼ of a mile and just before reaching the right hand bend, the slip lane to Agden House will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door with upvc double glazed windows either side opening to:

HALLWAY

Featuring oak flooring, solid staircase rising to first floor landing, high ceilings that continue throughout the property, dado rail, mains wired smoke alarm, radiator and part glazed pitched pine doors off.

LOUNGE 13'5 plus bay x 11'7 (4.09m plus bay x 3.53m)

A light and airy reception room having upvc double glazed window to front with views across the valley, picture rail, oak flooring, upvc double glazed window to side, chimney breast with oak mantel, tiled insert and slate hearth and radiator.

SITTING/DINING ROOM 13'8 x 11'6 (4.17m x 3.51m)

Upvc double glazed bay window with tree lined views, dado rail, attractive cast iron fireplace with tiled insert and electric fire on a slate hearth, storage cupboard and shelving to recess, oak flooring, radiator and part glazed pitched pine door opening to:

KITCHEN 15'5 x 8'9 (4.70m x 2.67m)

Impressively appointed with a stylish range of base and wall cupboards complimented by work surface areas with matching upstands, five burner Belling gas Range cooker with black extractor hood above, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, two upvc double glazed windows, integrated dishwasher, central island providing additional work space and storage cupboards below, part tiled walls, radiator, inset ceiling spotlights, mains wired smoke alarm, Porcelain tiled floor, part glazed external door and pitched pine door leading to the hallway.

CLOAKS/UTILITY 7'8 x 5'4 (2.34m x 1.63m)

Fitted base and wall cupboards with work surface areas, wash basin with mixer tap and tiled splashback, low flush w.c, Worcester gas combination boiler, upvc double glazed window and part tiled walls.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, exposed wood handrail, upvc double glazed window to front, dado rail, ceiling hatch with pull-down loft ladder, mains wired smoke alarm and four panel pitched pine doors off.

BEDROOM ONE 13'2 x 11'6 (4.01m x 3.51m)

Upvc double glazed window to front with far reaching views and radiator below, four door built-in wardrobes incorporating drawer units, part glazed oak door opening to dressing room/walk-in wardrobe with hanging rail and shelving.

BEDROOM TWO 11'7 x 7'5 (3.53m x 2.26m)

Upvc double glazed window to front and radiator.

BEDROOM THREE 8'11 x 8'9 (2.72m x 2.67m)

A double bedroom with upvc double glazed window to rear and radiator.

BEDROOM FOUR 11'7 x 5'5 (3.53m x 1.65m)

Upvc double glazed window to rear and radiator.

BATHROOM 9'0 x 6'5 (2.74m x 1.96m)

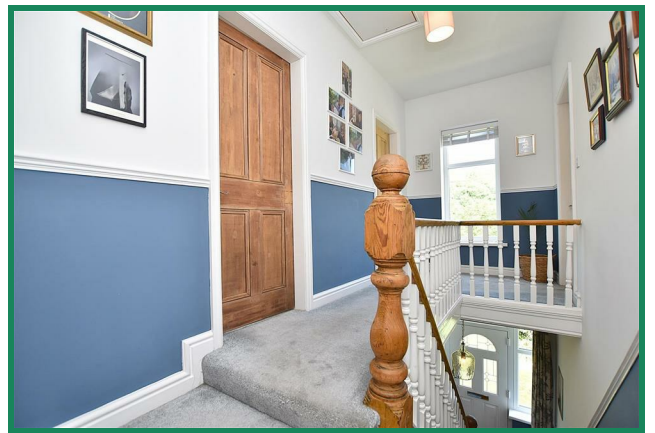
Beautifully appointed in Victorian style with free standing rolltop bath with mixer tap, corner shower enclosure with mains thermostatic shower unit and Rainforest shower head, pedestal wash basin with mixer tap, chrome heated towel rail, low flush w.c, part tiled walls, inset ceiling spotlights, extractor fan, tiled flooring and upvc double glazed window.

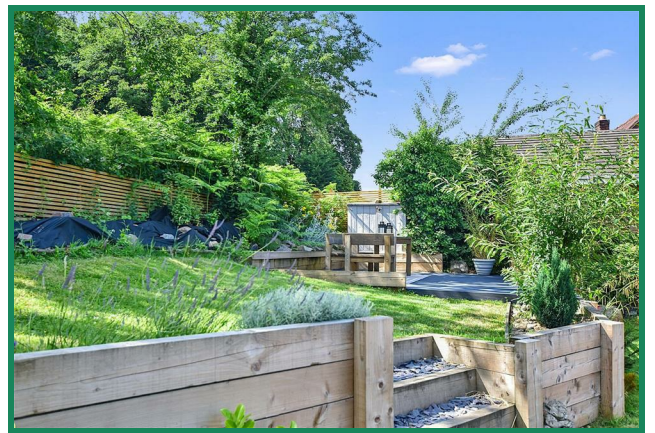
OUTSIDE

The property is approached along a brick paved driveway which leads to a level parking area for three cars alongside a further driveway providing additional parking. Just off the driveway is a double door store shed and the front garden is mainly lawned with a decorative slate path. A delightful covered seating area off the kitchen provides an area for relaxing, whilst the rear garden features various patio/timber decked areas for outdoor entertaining admiring the views, decorative slate, flowerbeds, cold water tap and two outside electric sockets, all of which enjoys a sunny aspect.

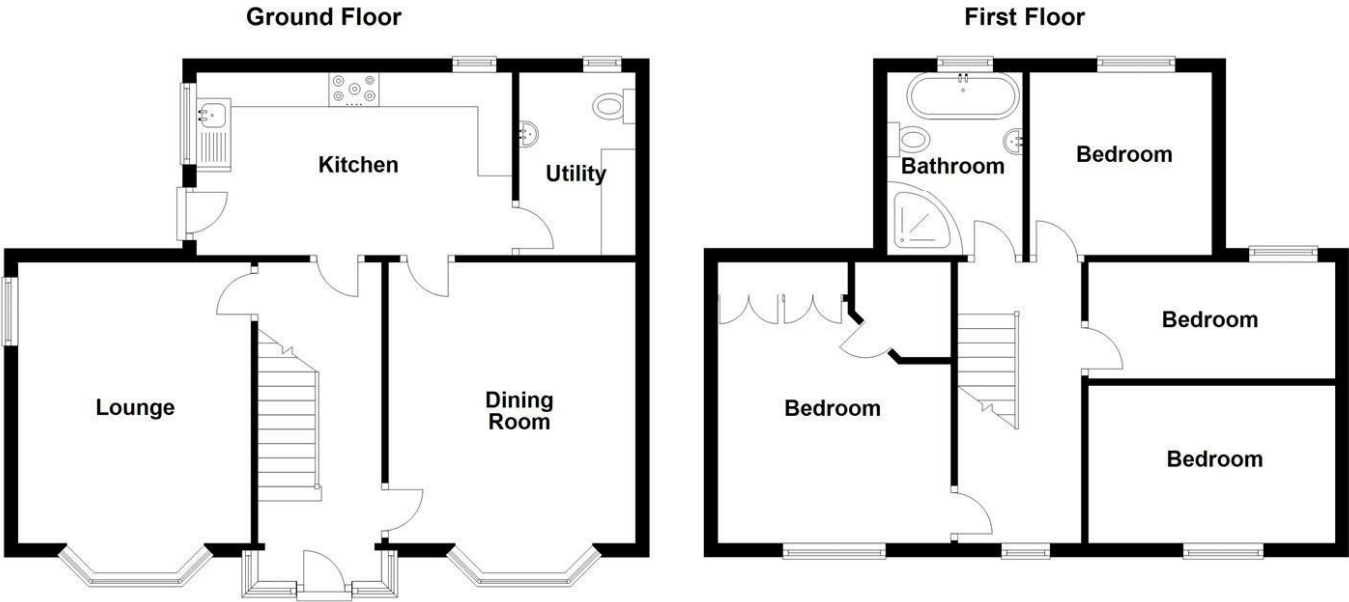
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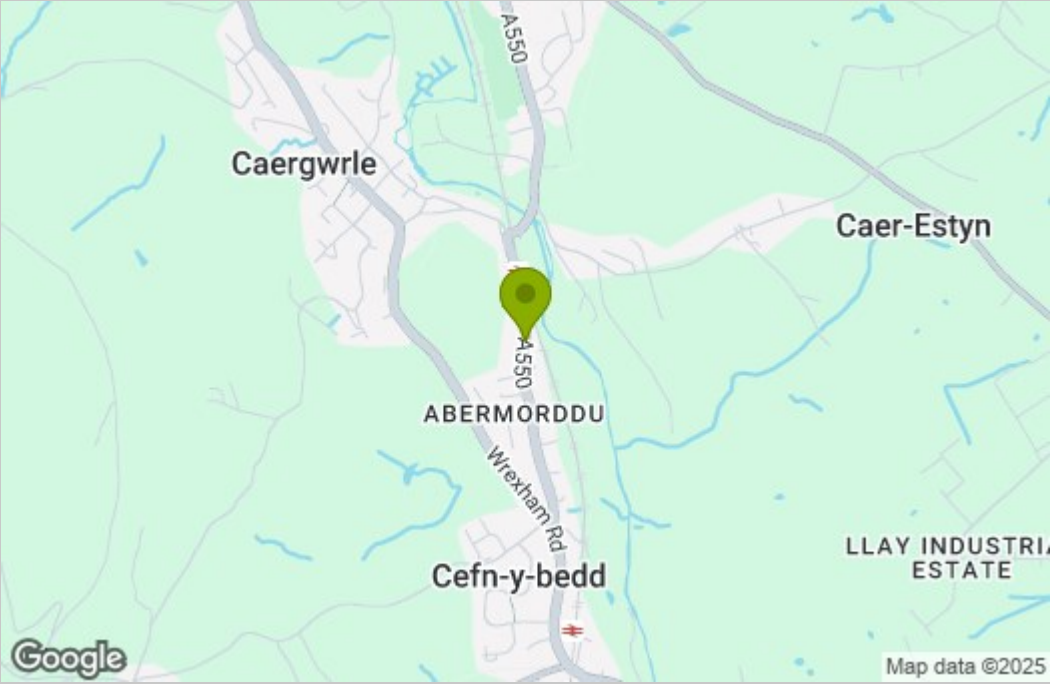




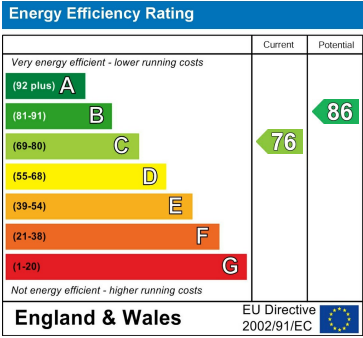
Floor Plan



Area Map



Energy Efficiency Graph



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