



JONES PECKOVER

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I Glyndwr, Hawarden Road, Caergwrle, LL12 9BD

- Semi Detached Period Property
- Elevated position with views
- Character features
- Oil Fired Central Heating, Double Glazed
- 3 Bedrooms, 3 Reception Rooms
- Gardens to front and rear
- In need of updating
- No forward chain

Located in the village of Caergwrie, this delightful semi-detached period property on Hawarden Road offers a unique opportunity for those seeking a home with character and potential. Built in 1899, this Victorian residence boasts three spacious bedrooms and three reception rooms, providing ample space for family living and entertaining.

The property has original features that reflect the home's history. The property is in need of cosmetic updating, allowing you to put your personal touch on this classic home while preserving its timeless charm. The generous reception rooms offer flexibility for various uses, whether it be a cosy sitting room, a formal dining area, or a study.

The location is particularly appealing, set within a convenient village that offers a peaceful atmosphere and stunning rural views. The location provides a perfect balance of tranquillity and accessibility, and with its period charm and potential for modernisation, this property presents an exciting opportunity for buyers looking to create an impressive character home.

Oil fired central heating, double glazing. No forward chain.

GROUND FLOOR ACCOMMODATION

Timber and glazed door gives access to:

ENTRANCE HALL

With original tiled flooring, coved ceiling, staircase to first floor.

LOUNGE

14'0" x 13'4" (4.28 x 4.08)

Double glazed bay window to front elevation with

hillside views, fireplace with timber surround, coved ceiling, double doors through to:-

LIVING ROOM

11'11" x 10'4" (3.64 x 3.16)

Fireplace with timber surround, UPVC window to rear elevation, coved ceiling.

DINING ROOM

13'3" x 11'5" (4.05 x 3.48)

Tiled flooring, UPVC door and large side glazed panel to side elevation, built-in storage cupboards and under stair cupboard, opening to:-

KITCHEN

11'5" x 9'7" (3.48 x 2.94)

Base and wall storage units, tiled walls, tiled flooring, integrated electric cooker and hob, void and plumbing for washing machine, inset stainless steel sink unit, UPVC window to side elevation, floor mounted oil fired central heating boiler.

FIRST FLOOR LANDING

Giving access to:

BEDROOM 1

11'10" x 10'0" (3.63 x 3.05)

UPVC double glazed window to front elevation with rural views, laminate flooring.

BEDROOM 2

11'11" x 11'11" (3.65 x 3.64)

UPVC window to rear.

BEDROOM 3

8'6" x 7'10" (2.60 x 2.41)

UPVC window to front elevation, laminate flooring.

BATHROOM

10'10" x 8'5" (3.32 x 2.59)

Panelled bath, vanity wash hand basin, low flush wc, part tiled walls, UPVC window to side elevation, built-in storage cupboards.



GARDENS

The gardens to the front provide lawns, well stocked rockery and flower borders together with chipped walkway. A tarmacadam pathway leads to the enclosed rear yard with useful brick-built lean-to storage sheds and steps give access to a further raised garden area housing a further storage building.

COUNCIL TAX BAND D

IMPORTANCE NOTICE (D)

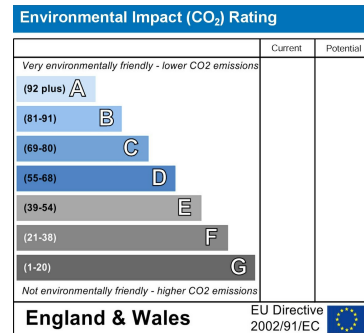
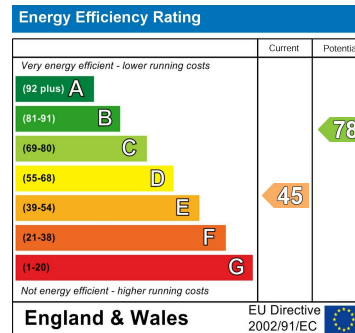
None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

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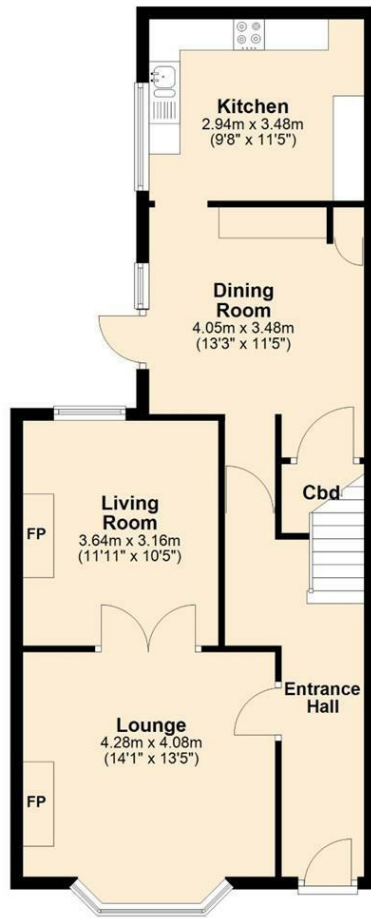
MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



Ground Floor

Approx. 66.2 sq. metres (713.1 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



Total area: approx. 119.0 sq. metres (1281.2 sq. feet)

