

Inglenook Hawarden Road

, Wrexham

LL12 9BB

Grow
SALES + LETTINGS

Offers in the Region Of £117,950

A Fantastic First Time Buyer
Property / Investment Property

2 Bedroom Mid-terraced property

Conservatory

Rear Garden and yard

Early viewing advised

Energy Rating D



Available CHAIN FREE! Grow Property are delighted to present to the market this traditional two-bedroom mid terrace property located within the popular village of Caergwrle. The internal accommodation comprises; entrance hallway, lounge/dining room, fitted kitchen, conservatory and family bathroom. On the first floor there are two good sized bedrooms. The property benefits from double glazed windows and Gas Central Heating. Externally the property has the advantage of private rear yard and a wonderful raised garden area, perfect for outdoor entertaining. Rental Investment - potential rental of £600 pcm. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Early viewing advised please call Grow today to arrange a viewing. EPC Rating- D



Grow Property, 5 King Street, Wrexham, LL11 1HF

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<http://growproperty.co.uk>



Location

Located in the popular Village of Caergwrle which is approximately 5 miles from Wrexham City Centre and enjoys a range of convenient day to day shopping facilities and social amenities. Mold and Wrexham are only a short distance away. Excellent links to Wrexham/Chester A483. Primary and secondary schools within the catchment together with a train station.

ACCOMMODATION

Entrance Hallway

With laminate flooring and radiator.

Lounge 11' 0" x 12' 3" (3.35m x 3.73m)

A cosy room which is open plan to the dining room. Having fitted carpet, double-glazed window, power points, electric fire place with surround and hearth.

Dining Room 10' 5" x 11' 3" (3.17m x 3.43m)

With fitted carpet, double-glazed window, power points and storage cupboard housing fusebox and electric meter.

Kitchen 7' 2" x 15' 5" (2.18m x 4.70m)

Fitted kitchen with a range of wall and base units with worktops and tiled splashback, power points, electric cooker, extractor hood, integrated fridge/freezer, plumbing washing machine, understairs storage, sink with drainer and 3 x double-glazed window.

Conservatory 7' 3" x 7' 4" (2.21m x 2.23m)

With tiled flooring, power points, access to rear.

Landing

With fitted carpet and loft access.

Bedroom One 11' 1" x 14' 0" (3.38m x 4.26m)

With fitted carpet, 2 x double glazed window, radiator and power points.

Bedroom Two 8' 5" x 12' 2" (2.56m x 3.71m)

With fitted carpet, double glazed window, radiator, cupboard with Ideal combi boiler and power points.

Bathroom 9' 9" x 7' 10" (2.97m x 2.39m)

Four-piece bathroom suite comprising; low-level w/c, pedestal wash hand basin and corner bath, shower cubicle with Triton electric shower. Additionally there is tiled flooring, frosted double-glazed window, part-tiled walls.

Exterior

Externally the property has the advantage of an easy to maintain rear courtyard and a lovely raised garden area perfect for outdoor entertaining.



FLOORPLANS

Energy performance certificate (EPC)

INGLENOOK
HAWARDEN ROAD
CAERGWRLE
LL12 9BB

Energy rating

D

Valid until: **26 November 2030**

Certificate number: **2150-1529-2100-0093-3021**

Property type: Mid-terrace house

Total floor area: 82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		