

BOWEN

PROPERTY SINCE 1862



Asking Price £475,000

3 Bedrooms 1 Bathroom

Land-0.53 Acre

Maes Alyn, Pigeon House Lane,
Hope, Wrexham LL12 9RE

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General Remarks

Standing in approximately 0.53 acres, "Maes Alyn" occupies a semi-rural location only a short distance from the villages of Hope and Caergwrle. With three double bedrooms, the living accommodation has undergone a major scheme of modernisation this year and benefits from a brand new kitchen and bathroom, new parquet flooring in two of the bedrooms and freshly plastered walls. Neutrally decorated throughout, the property briefly comprises a long entrance hallway through the centre of the property to the kitchen, with doors to rooms either side and a curved wall, dual aspect lounge/diner with patio doors leading out to the rear garden, kitchen, large lean-to conservatory, separate w.c., three double bedrooms, one bedroom being dual aspect, and a family bathroom complete with brand new white suite. Due to the size of the plot there is the potential to extend the existing footprint of the bungalow, subject to the necessary consents. The property is also offered for sale with NO ONWARD CHAIN. EPC Rating - Awaiting.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: Hope is a sought after village location conveniently situated at the centre of a triangle formed by Wrexham and Mold (both 7 miles) and Chester (8 miles). It provides a wide range of local amenities including a modern Medical Centre, Railway Station, Convenience Store, Primary School and the highly respected Castell Alun High School.

Accommodation

Entrance Hallway: PVCu double glazed door to the front elevation. Wood-effect flooring. Radiator. Attic hatch.

Lounge/Diner: 24' 5" x 11' 2" (7.43m x 3.41m) Two PVCu double glazed windows to the side elevation. PVCu double glazed patio doors to the rear elevation. Two radiators. Feature fire surround.

Kitchen: 16' 1" x 7' 7" (4.91m x 2.32m) maximum. PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. New wall and base units with complementary work surfaces. Integral electric hob. Cooker hood. Integral electric oven and separate grill. Integral fridge. Integral freezer. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Wall tiling. Wood-effect flooring. Radiator.

Lean-To Conservatory: 19' 4" x 10' 11" (5.90m x 3.32m) Wooden glazed door to the rear elevation. Wooden framed windows to the side elevation. Plumbing for washing machine.

WC: Low level w.c.

Bedroom 1: 13' 4" x 11' 4" (4.07m x 3.46m) PVCu double glazed bay window to the front elevation. PVCu double glazed window to the side elevation. New parquet flooring. Radiator.

Bedroom 2: 12' 4" x 11' 3" (3.75m x 3.43m) PVCu double glazed window to the front elevation. New parquet flooring. Radiator.

Bedroom 3: 11' 4" x 9' 10" (3.46m x 3.00m) to the wardrobes. Wooden framed window to the side elevation. Radiator. Built-in wardrobes.

Bathroom: 6' 7" x 5' 7" (2.01m x 1.70m) PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, wash hand basin set into cabinet and low level w.c. Wall tiling. Radiator.

Outside: Externally there are metal gates at the entrance which lead onto a large block-paved driveway and a Single Garage. Next to the Garage there is an Outbuilding that has power and lighting and could be used in a variety of different ways. West-facing lawn with a mature cooking apple tree and hedge. In total the plot extends to approximately 0.53 acres with a Patio Area to the rear of the property and further gardens to the side and rear elevations.

Services: There is mains electricity and water to the property. The drainage goes to a septic tank. The property is heated via a new "Ideal Alfea Extensa" economy air flow system located in the Garage.









Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 69|C.

Council Tax Band: The property is valued in Band "E".

Directions: Leave Wrexham city centre on the Mold Road continuing past the Football Ground to the roundabout by B & Q at which continue straight across. At the large roundabout above the A483 take the third exit onto the Mold Road signposted Mold. Continue through the villages of Gwersyllt and Cefn y Bedd and at the traffic lights in Abermorddu continue straight on into the village of Caergwrle. Having gone through the village, take a right-hand turning into Fagl Lane and then the first left into Pigeon House Lane. After a short distance the property will be observed on the left-hand side of the road.

Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor

Approx. 143.2 sq. metres (1541.4 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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