

BOWEN

PROPERTY SINCE 1862



Offers in the region of £140,000

5 Stone Cottages, Hawarden Road,
Caergwrle, Wrexham LL12 9DD

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

NO CHAIN. A charming terraced two bedroom stone and slate built cottage providing modernised accommodation retaining many character features such as beamed ceilings and exposed stonework in a convenient location off the main road with garden and off street parking.

This terraced stone and slate built cottage has been extensively modernised but retains character features such as exposed beamed ceilings and internal stone work. It comprises a lounge with period style open fireplace, dining kitchen with painted timber units incorporating a built-under electric oven and inset ceramic hob, rear hall, utility room and bathroom with corner bath and shower above. Upstairs a landing with space for a desk or wardrobe leads to the two bedrooms. Gas central heating is effected by a "Worcester" combi boiler and PVCu double glazing is installed. Outside there is a flagged forecourt with inset bulb bed. To the rear there is a yard and access to a fenced garden with block and tiled workshop with a cattery/kennel and bin storage area behind. To the side of the terrace there is a PARKING SPACE within a communal parking area. INTERNAL INSPECTION ADVISED.

Location: The property is one of a terrace which has a frontage onto a footpath linking the A541 Wrexham Road and the A550 Hawarden Road. It is situated approximately six miles equidistant between Wrexham and Mold. Caergwrle offers wide ranging amenities including a Railway Station. Abermorddu Primary School is 100 yards away.

Constructed of stone beneath a slated roof with a single storey pebbledash rendered and slated single storey extension to the rear.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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On The Ground Floor:

Lounge: 11' 10" x 11' 9" (3.60m x 3.58m) Period-style open firegrate. Low level electricity meter cupboard to one alcove. Exposed beamed ceiling. Three wall-lights. "Open Reach" internet connection point. Three double power points. PVCu panelled entrance door. Feature archway to Dining Area.

Dining Kitchen: 13' 3" x 11' 10" (4.04m x 3.60m) maximum including turned staircase leading off with storage cupboard beneath. The Kitchen Area is fitted with ranges of painted timber-fronted units with

ceramic tiled work surfaces including a single drainer one-and-a-half-bowl composite sink with monobloc mixer tap attachment set into a range of six-doored base cabinets with extended work surfaces, beneath which there is a "Logik" electric oven. Inset ceramic hob with a filter hood above. Two-doored suspended wall units. Ceramic tiled splash-back. Part quarry tiled and oak finished flooring. Central exposed brick pillar. One wall of exposed stonework. Two inset ceiling lights and pendant spot-light fitting. Three double and one single power points. Radiator.





Rear Hall: 6' 10" x 3' 0" (2.08m x 0.91m) Quarry tiled floor. Part double glazed PVCu framed external door and side window.

Utility Room: 4' 5" x 4' 2" (1.35m x 1.27m) Radiator. Plumbing for a washing machine. Double power point. Strip timber panelled ceiling.

Bathroom: 10' 0" x 7' 7" (3.05m x 2.31m) maximum. Fitted three piece white suite comprising a corner bath with a "Triton" electric shower above, pedestal wash hand basin and close coupled w.c. Corner cupboard accommodating the "Worcester" combination gas-fired boiler. Part ceramic tiled walls. Radiator. Painted strip timber panelled ceiling. Loft access-point.

On The First Floor:

Landing: 12' 0" x 4' 11" (3.65m x 1.50m) Exposed stonework to one wall. Wall-light.

Bedroom 1: 12' 0" x 12' 0" (3.65m x 3.65m) Exposed stone chimney breast with ornamental cast fireplace. Radiator. Two double power points. Television/satellite aerial point.

Bedroom 2: 12' 0" x 6' 7" (3.65m x 2.01m) Radiator. Loft access point. Double power point.

Outside: Flagged forecourt with inset bulb beds. Concreted rear yard with a flight of four steps beyond leading onto a mainly grassed area of fenced garden with flagged Seating Area and rendered block and

tiled Workshop/Stores 10'11" x 7'1" (3.32m x 2.15m) fitted with a work bench and with a Bin Storage Area and Cattery/Kennel behind. From the Wrexham Road there is access to a communal Parking/Garage Area within which there is One Dedicated Car Parking Space.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler concealed within the cupboard in the Bathroom. The property is wired for a BT telephone system.

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

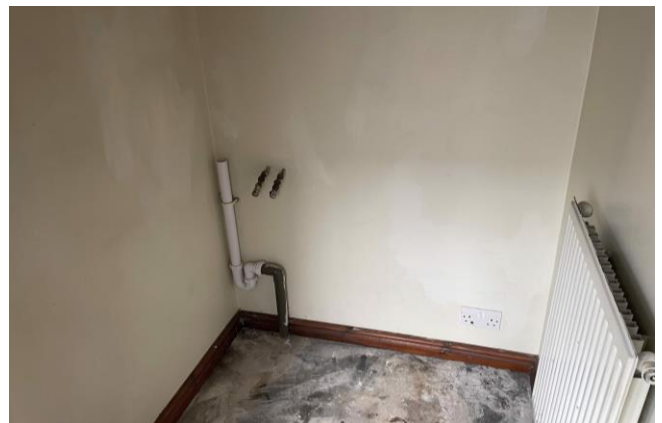
Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 61|D.

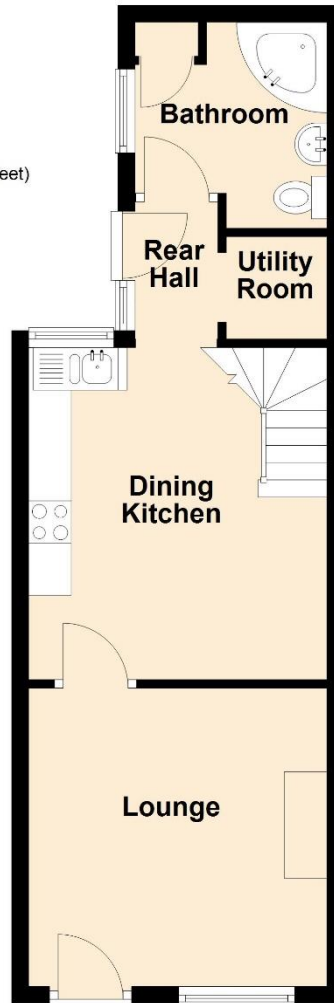
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL12 9DD. Leave Wrexham on the A541 in the direction of Mold. After about 4 miles pass beneath a railway bridge then continue to a set of traffic lights at which bear right onto the A550 Queensferry. After about 75 yards park by the "Kowloon House" Takeaway then walk down the pathway between the bungalows 'Cornerways' and 'Gwynllys' towards the cottages.



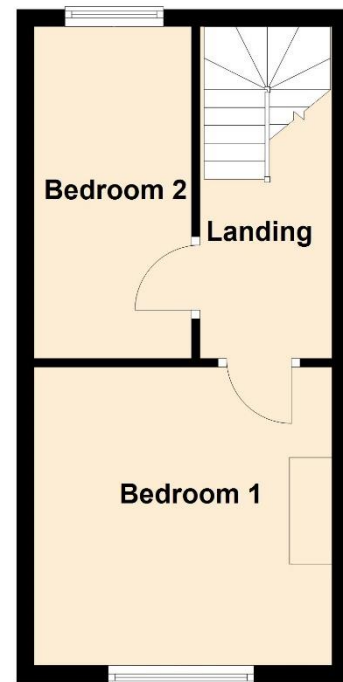
Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.4 sq. feet)



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