

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £190,000

47 Bryn Yorkin, Caergwrle,  
Wrexham LL12 9HY

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🏠 3 Bedrooms

🚿 2 Bathrooms

## 47 Bryn Yorkin, Caergwrle, Wrexham LL12 9HY



### General Remarks

A sympathetically modernised semi-detached home providing attractively presented three bedroom accommodation in a cul-de-sac location close to the heart of this popular village location some six miles equidistant between Wrexham and Mold enjoying wide ranging amenities including Castell Alun Secondary School.

This semi-detached property has been sympathetically modernised and is now presented in attractive contemporary order. It comprises an entrance vestibule, hallway, bay windowed lounge with living flame gas stove to an exposed brick fireplace recess, 17'6" dining kitchen fitted with light oak shaker style units including a built-under oven and five-burner gas hob, outside utility room/WC, landing to three bedrooms, one with en-suite cloakroom, and a white bathroom with over-bath shower and screen. The house is gas centrally heated from a "Worcester" combi boiler and PVCu double glazing with matching fascias is installed. Outside there is a 14'6" deep drive and low maintenance walled garden at the front. A gated side path leads to the rear garden with a depth of approximately 75' including a flagged seating area, lawns, pond feature and two sheds. **INTERNAL INSPECTION RECOMMENDED.**

**Location:** The property is situated close to the heart of this thriving village community which lies on the A541 approximately six miles equidistant between Wrexham and Mold nestling into the lower slopes of Hope Mountain. It stands within a cul-de-sac at the end of which there is a footpath leading onto the mountain. The village offers wide-ranging amenities including a variety of Shops, Fast Food Outlets, a Railway Station, an Historic Castle and is in the catchment area of the renowned Castell Alun Secondary School in neighbouring Hope where there is also a modern Medical Centre.

## 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.

**Constructed** of insulated brick-faced external cavity walls beneath a slated roof.

## Accommodation

### On The Ground Floor:

**Entrance Vestibule:** 3' 9" x 3' 2" (1.14m x 0.96m)

Approached through a composite door. Radiator. Staircase leading off.

**Hallway:** 12' 4" x 4' 5" (3.76m x 1.35m) Oak finished flooring. Radiator. Understairs storage cupboard. Four panelled timber doors leading off to:

**Lounge:** 13' 9" x 9' 10" (4.19m x 2.99m) (10'10" into bay) Living flame log-effect gas stove to a brick-faced fireplace reveal with a timber beam above. Two pendant light-points to plastered ceiling. Smoke alarm. Central heating thermostat.

**Dining Kitchen:** 17' 6" x 8' 0" (5.33m x 2.44m) The Kitchen Area is fitted with light oak finished shaker style units incorporating a single drainer one-and-a-half bowl composite sink set into a total of seven-doored base units and one drawer pack with extended work surfaces, beneath which there is a pull-out larder, bin space and "New World" electric oven. Inset five burners "Zanussi" gas hob with an





integrated extractor hood above set between seven-doored suspended wall cabinets. Chamfered brick-effect tiled splash-back. Radiator. Wall mounted "Worcester" combination gas-fired central heating boiler. Double glazed PVCu framed external doors.

#### **On The First Floor:**

**Landing:** White panelled doors with chrome furniture leading to:

**Bedroom 1:** 11' 3" x 8' 10" (3.43m x 2.69m) Radiator. Three double power points.

**En-Suite Cloakroom:** With two piece white suite comprising a pedestal wash hand basin and a close coupled dual flush w.c. Extractor fan.

**Bedroom 2:** 10' 8" x 9' 5" (3.25m x 2.87m) Radiator. Two double power points.

**Bedroom 3:** 8' 4" x 8' 2" (2.54m x 2.49m) Radiator. Two double power points.

**Bathroom:** 9' 3" x 6' 6" (2.82m x 1.98m) maximum including stairhead. Fitted three piece white suite comprising a panelled bath with shower screen and mixer tap attachment, w.c. with concealed cistern and vanity wash hand basin. Fully tiled walls. Tall chrome towel radiator.

**Outside:** To the front there is a dropped kerb from the highway to a 14'6" deep concreted and flagged gated driveway. Walled front garden area. Walled low-maintenance gravel covered front garden. Gated pedestrian side access to the rear which has an overall depth of approximately 75ft. Immediately to the rear of the house there is a flagged patio area off which there is an outside brick-built Utility Room/WC 6'6" x 4'11" fitted with plumbing for a washing machine, low-level w.c., pedestal wash hand basin and two double power points.

Beyond the flagged Patio there is a mainly grassed garden with central pathway and pond feature. One timber Garden Shed and one galvanised metal Shed 11'0" x 9'0" externally to the side of which there is a raised bed and storage area at its rear.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" combination gas-fired central heating boiler situated in the Dining/Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

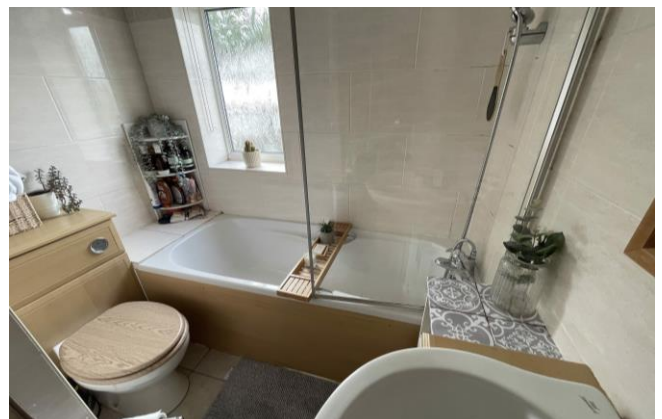
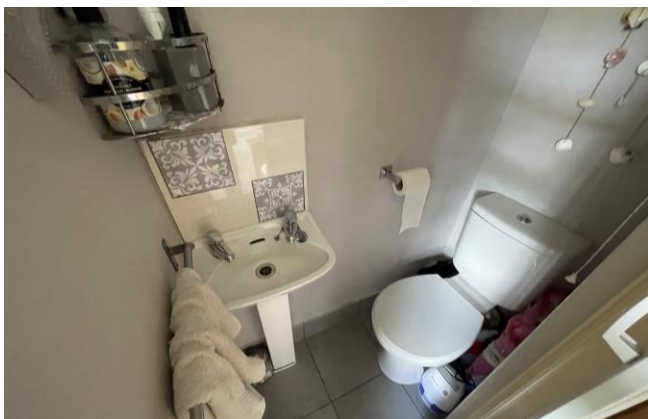
**Note:** Certain fitted floor and window coverings are available by negotiation.

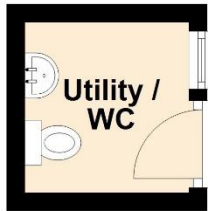
**Viewing:** By prior appointment with the Agents.

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

**EPC:** EPC Rating - 62|D.

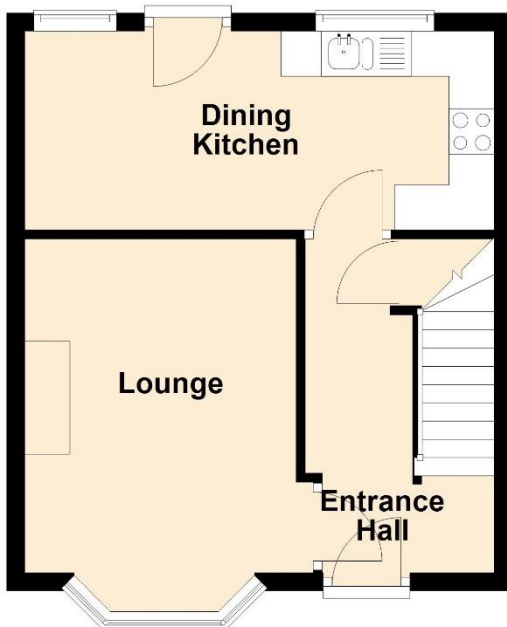
**Directions:** For satellite navigation use the post code LL12 9HY. Leave Wrexham on the A541 in the direction of Mold. After about 4 miles pass beneath a railway bridge in Abermorddu then continue to a set of traffic lights at which proceed straight ahead. Continue for about 1 mile into Caergwrle then turn left into Bryn Yorkin immediately after passing the public car park. At the cross-roads proceed straight ahead and No. 47 will be seen after about 50 yards on the left.





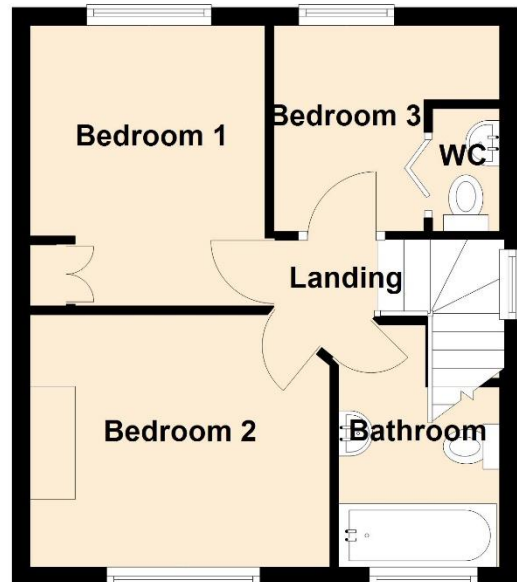
## Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



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