

# BOWEN

PROPERTY SINCE 1862



Asking Price £125,000

Rose Cottage, 3 Castle Street, Caergwrle,  
Wrexham LL12 9DW

🛏 2 Bedrooms

🚿 1 Bathroom



# Rose Cottage, 3 Castle Street, Caergwrle, Wrexham LL12 9DW



## General Remarks

A traditional two bedroom stone fronted semi-detached property located in a convenient position within walking distance of the village of Caergwrle. Available for sale with NO ONWARD CHAIN. In brief the accommodation comprises a lounge, dining room and fitted kitchen, two double bedrooms and a four piece bathroom located off the back bedroom. Enclosed garden which is all block paved. Outhouse and Garden Shed.



## Accommodation

### On The Ground Floor:

**Lounge:** 12' 9" x 11' 5" (3.89m x 3.47m) Laminate flooring. Radiator. Double glazed window. Power points. Ceiling light fitting. Decorative coving. Telephone point. Television aerial point. Coal-effect electric fire with granite-effect hearth. Cupboard housing the gas meter. Cupboard housing a separate electric meter and consumer unit. Part glazed PVCu entrance door. Part glazed double doors through to:

**Dining Room:** 15' 5" x 12' 11" (4.70m x 3.93m) Laminate flooring. Radiator. Power points. Ceiling light fitting. Decorative coving. Television aerial point. Coal-effect gas fire set on a marble-effect hearth and surround. Double glazed PVCu door leading out to the rear garden.

## Looking for that perfect mortgage?

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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.

**Kitchen:** 8' 11" x 6' 0" (2.71m x 1.82m) Comprising a range of beech-effect wall and base units with laminate work-top surface and matching splash-back. Single stainless steel sink unit with draining-board and chrome mixer tap. Double glazed window. Wall mounted "Ariston" gas central heating boiler. Power points. Strip-light fitting. Integrated four-ring "Hoover" gas hob with an extractor hood above and a tiled splash-back. Integrated "New World" oven and separate grill. Integrated fridge.



#### On The First Floor:

**Landing:** Fitted carpet to stairs. Ceiling light fitting. Decorative coving. Loft access.

**Bedroom 1:** 12' 11" x 11' 8" (3.93m x 3.56m) Fitted carpet. Radiator. Double glazed window. Power points. Ceiling light fitting. Two built-in wardrobes with cupboards above.

**Bedroom 2:** 12' 11" x 12' 6" (3.93m x 3.82m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Fitted sliding mirrored wardrobe. Step down to:







**Bathroom:** 9' 5" x 6' 2" (2.87m x 1.87m) Comprising a four piece white bathroom suite to include low level w.c., wash hand basin set in a beech-effect vanity unit with drawer stack, panelled bath, corner shower unit with dual head and thermostatic shower bar and PVC panels. Fully tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window. Extractor fan. Ceiling spot-lights.

**Outside:** Low maintenance rear garden which is mainly block paved with gated side access. Outdoor tap. Garden Shed. Outhouse (first part) 2.00m x 1.57m with WC, plumbing for washing machine, tiled flooring and power points; (second part) 2.07m x 2.08m with tiled flooring, two windows and power points. Outdoor electrical socket. Brick walled boundaries.

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

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

**EPC:** EPC Rating – 58|D.

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

**Directions:** For satellite navigation use the post code LL12 9DW. 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 right into Castle Street. The property can be seen immediately on the left-hand side. We recommend parking in the village public car park for viewings.

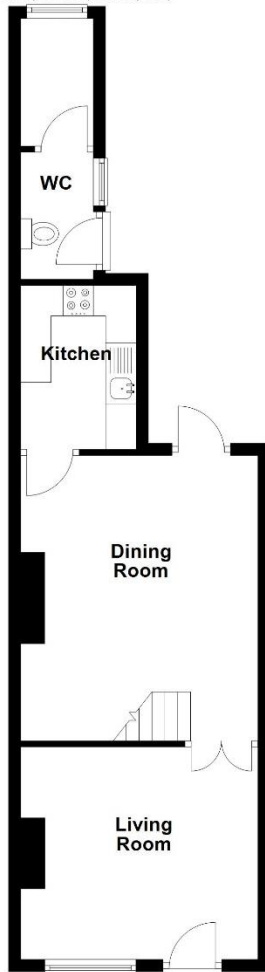


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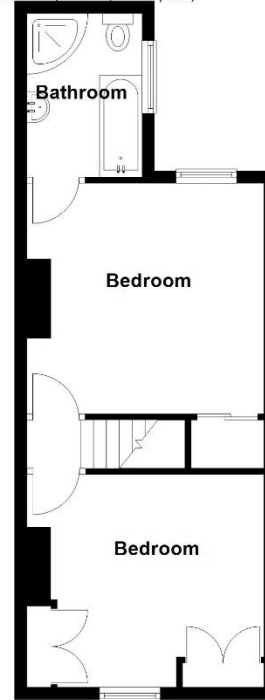
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**Ground Floor**  
Approx. 42.9 sq. metres (462.2 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.6 sq. feet)



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