

# Town & Country

Estate & Letting Agents

Bryn Yorkin Lane, Caergwrle

£350,000



Located on a substantial plot with views towards Caergwrle castle this period home is in need of a degree of modernisation and benefits from gas central heating and is double glazed. Internal accommodation comprises a dining room, utility room, living room, kitchen, ground floor bathroom and on the first floor, four bedrooms the principle of which has an en suite shower room. Externally the property is approached through a five bar gate and over a driveway dissecting established lawn and shrub gardens and leading to detached garage and the front door. To the rear of the property is approximately 2 1/2 acres of Bluebell Woodland which runs in a north-west direction up the hill to the rear of the main residence.

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## Externally Front

The property is entered through a five bar farmhouse style wooden gate which opens to a driveway which leads to off-road parking and a detached garage. The driveway itself dissects the front garden, which is predominantly laid to lawn with a scattering of established plants and shrubs along with a summer house, ornamental pond, vegetable patch and further area to the side with an aluminum storage shed with a further area of garden behind some timber fence panels with a stream running alongside the North Westerly boundary.



## Entrance Hall/ Snug

12'6 x 10'

The property is entered through a double glazed front door which opens to an inviting space with a radiator, an exposed beam, bay window to the front elevation and an open through way to the kitchen.



## Kitchen

15'2 x 7'7

Fitted with oak style wall, base and drawer units with work surface space housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances included double oven and hob with a space for a dishwasher and fridge freezer and a wall mounted Worcester gas combination boiler, a window faces the front elevation and a timber panel door opens to the side elevation of the property



## Living Room

15'1 12'2

A triple aspect room with windows to the rear and side elevations, a further window facing the front elevation with a radiator below and an exposed beam within the ceiling.

## Ground Floor Bathroom

Install with the coloured 3 piece suite comprising a corner panel bath with mixer tap and shower extension, a low level WC, pedestal wash hand basin,

partially tiled walls, radiator two opaque windows face the rear elevation.



## Principle Bedroom

14'3 x 19'1 max

With windows facing the front elevation, a door opening to the ensuite, glazed double doors opening to the rear terrace and fitted Louvre door wardrobes.



## En suite

Installed with a corner shower enclosure with electric shower, a low level WC, wash hand basin with vanity unit, a window to the side elevation, a radiator and partially tiled walls.



### Rear Terrace

Decked area with iron railings to either side and looking up the bank towards the property's Woodland.



### Bedroom Two

10'6 x 10' max

With a window facing the front elevation with radiator below.



### Bedroom Three

9'8 x 9'6

Window facing the front elevation with radiator below and fitted cupboard.



### Bedroom Four

12'4 x 4'7

With a radiator and a window to the side elevation.

### Garage

15'8 x 9'9

A detached prefabricated garage with an up and over garage door, power and light.



### Rear of the property

To the rear of the property is approximately 2 1/2 acres of sloped bluebell woodland which stretches in the south Westerley direction bordering Bryn Yorkin lane.

### Services

The agents have not tested any of the appliances listed in the particulars.

### Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

