

Town & Country

Estate & Letting Agents

Castle Grange, Caergwrle, Wrexham

Offers In The Region Of
£310,000



Located within a small cul-de-sac on the periphery of this popular village offering easy access to Wrexham, Mold, Chester, local motorway networks and a host of day-to-day amenities. This detached four bedroom family home offers light and spacious accommodations throughout and benefits from gas central heating and UPVC double glazing. Comprising an entrance hall with cloakroom WC off, dining room, living room, a recently installed kitchen fitted with a range of contemporary wall, base and drawer units. To the first floor, landing offers access to the family bathroom and four bedrooms, the principle enjoying en suite facilities. Externally to the front of the property is ample off-road parking position to the front of a single garage with gated side access leading to low maintenance rear garden paved patio area and artificial lawn first tier with a shrub sloped garden beyond. Offered with NO ONWARD CHAIN

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Externally Front

To the front of the property is tarmac off-road parking position directly in front of the single garage and front door with a gravel garden to the side which can also be utilised as overspill. Above the front door is a canopy with a courtesy light to the side and gated side access leading to the rear garden.



Entrance Hall

A double glazed front door opens to an entrance hall with Karndean flooring, a radiator, stairs off rising to the first floor accommodation with spindle balustrades off and doors opening to the cloakroom WC, dining room, living room, and kitchen.

Cloakroom WC

Installed with a white low level WC and wash hand basin with tiled splashback, radiator and opaque window facing the front elevation.



Dining Room

11'6 x 9'5

Having a window to the front elevation with radiator below and Karndean flooring.



Living Room

17'6 x 12'

With a central living flame gas fire with granite half an Adams style surround, UPVC double glazed French doors opening to the rear garden and Karndean flooring.



Kitchen

14'8 x 13'4

A lovely recently installed contemporary gloss white kitchen fitted with an array of wall, base and drawer units, complimented by wood effect work surfaces with integrated breakfast bar, which also houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, five ring gas hob with extractor hood above, a fridge/freezer and a dishwasher. There is space and plumbing for

a washing machine, porcelain tiled floor, a radiator, recessed downlights set within the ceiling, a UPVC double glazed door opening to the side elevation of the property, a window facing the rear elevation of the property, and under stairs storage cupboard. And UPVC double glazed French doors opening to the rear garden.



First Floor Landing

With a continuation of banister and balustrade from the entrance hall to a first floor landing with a window facing the front elevation, access to the loft and doors off opening to the family bathroom to all four bedrooms, the principal with ensuite facilities and a built-in cupboard housing, the pressurised hot water cylinder.



Bedroom One

12'3 x 10'9

Having timber laminate flooring, a window facing the front elevation with a radiator below a built-in double wardrobe and door off opening to the ensuite.



En suite

Installed with a white three-piece suite comprising a separate shower enclosure with thermostatic shower, a low-level WC and pedestal wash hand basin, partially tiled walls, a radiator and an opaque window facing the side elevation.

Bedroom Two

12'5 x 10'5

With a built-in wardrobe, a radiator and window to the rear elevation.

Bedroom Three

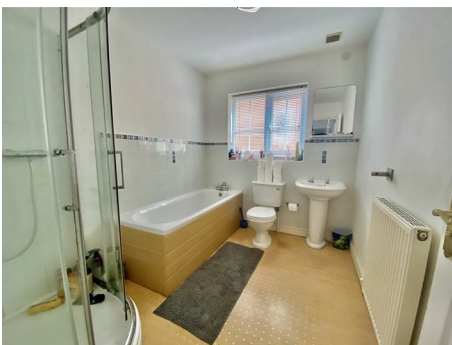
13'3 x 7'8

With a window facing the rear elevation, radiator and a built-in wardrobe.

Bedroom Four

8'6 x 9'5

Window to the front elevation with radiator below.



Family Bathroom

Installed with a white four piece suite comprising panel bath, separate shower enclosure with thermostatic shower, a low-level WC and pedestal wash hand basin, radiator, partially tiled walls and an opaque window facing the side elevation.

Garage

15'6 x 8'5

Accessed either from the front via an up and over garage door or pedestrian side access through a glazed timber door, having power and light and a wall mounted gas combination boiler.



Rear Garden

Paved lower level rear garden with a gravel boarder and artificially lawned second tier garden along with a shrub banked garden beyond. To the side and rear of the property are outside lights along with a glazed door opening to the garage

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

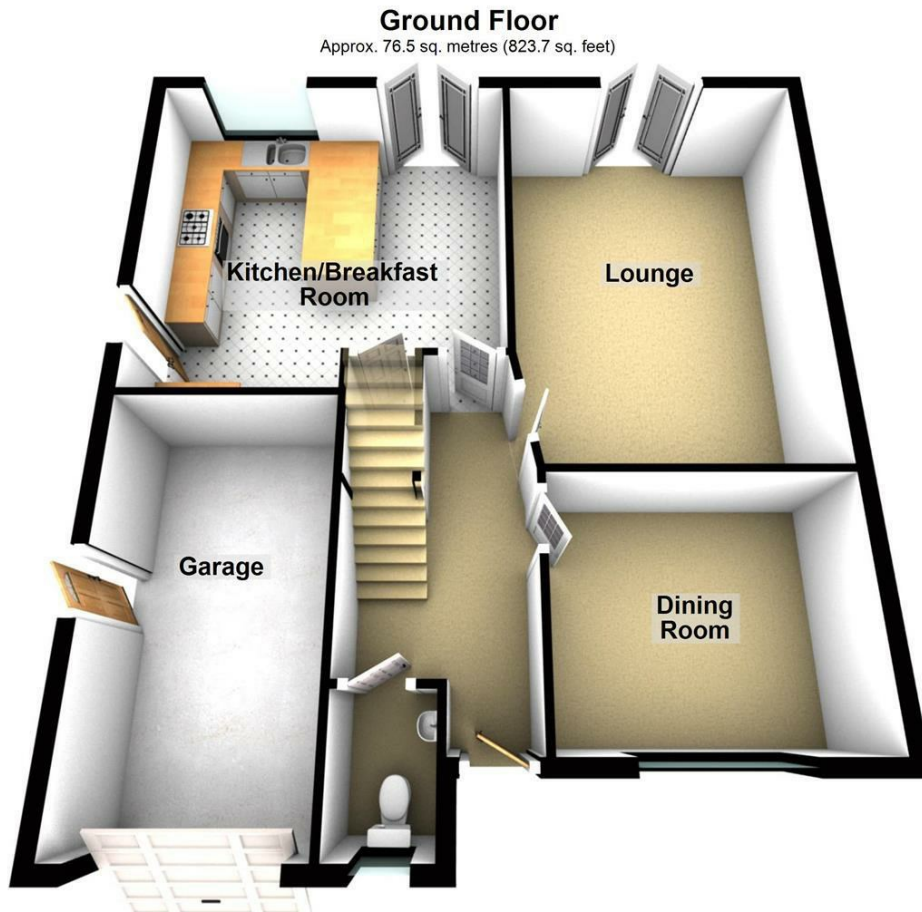
time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 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 most 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	