

26 Llys Clark, Caergwrle, Wrexham, Wrexham, LL12 9AZ
£340,000 MW46540



DESCRIPTION: Situated in a much favoured and sought after village location is this spacious modern 4 bedroom detached family home which has well presented accommodation to briefly comprise entrance hall, study, lounge, modern fitted kitchen/diner/family room, utility room, cloakroom and to the first floor there is the master bedroom with ensuite, 3 further bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear, the rear having a pleasant open aspect and there is a drive providing ample off-road parking and a single garage. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size and quality of the accommodation on offer and the pleasant and the

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout proceed straight across in the Mold direction, continue through Gwersyllt, Cefn Y Bedd and on into Abermorddu and at the traffic lights turn left and continue past the school and the development will be noted on the right hand side, turn right into the development and continue until No26 will be noted at the top of the cul-de-sac in front of you.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

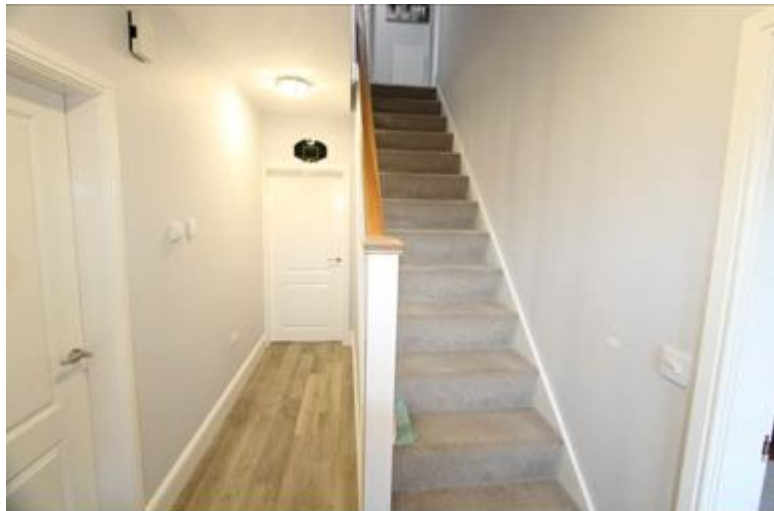
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after location with easy access to village amenities to include well regarded primary schools and the successful Castell Alun high school, Hope medical centre, local bus services and train station and there are good road links to the town centres of Wrexham, Mold and Chester City centre .

HEATING. Gas central heating installed.

ENTRANCE HALL: Panelled radiator. Wood effect floor covering. Stairs rising to first floor. Door leading to front of property.



STUDY: 8' 4" x 8' 1" (2.54m x 2.46m) Panelled radiator.



LOUNGE: 17' 1" x 11' (5.21m x 3.35m) Panelled radiator. Tv point.



KITCHEN/DINER/FAMILY ROOM:

KITCHEN: 14' 5" x 10' 5" (4.39m x 3.18m) The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, double oven and and dish washer. Wood effect floor covering. Open plan to family /dining area.



DINER/FAMILY ROOM: 17' 19(max)" x 12' 2" (5.66m x 3.71m) 2 Panelled radiators. Wood effect floor covering. French doors leading to rear garden.



UTILITY ROOM: 7' 6" x 6' (2.29m x 1.83m) Panelled radiator. Wood effect floor covering. Fitted range of wall and base units with worktop services and inset stainless steel sink unit. Space and plumbing for washing machine.



CLOAKROOM: Chrome style towel rail. Fitted 2 piece suite comprising wc and wash hand basin.



STAIRS AND LANDING: Loft access. Built in airing cupboard. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 15' x 12' 2" (4.57m x 3.71m) Panelled radiator. Fitted range of 7 door wardrobe facilities. Window to front elevation.



ENSUITE: Chrome style towel rail. Inset ceiling lighting. Wood effect floor covering. Fitted 3 piece suite comprising wc, wash hand basin and large shower enclosure with fitted shower.



BEDROOM 2: 11' x 10' 6" (3.35m x 3.2m) Panelled radiator. Fitted range of wardrobe facilities with inset draw unit and shelving. Window to rear elevation.



BEDROOM 3: 13' 6" x 9' 4" (4.11m x 2.84m) Panelled radiator. Built in storage cupboard. Fitted mirrored wardrobe facilities with sliding doors. Window to front elevation.



BEDROOM 4: 8' 6" x 7' 10" (2.59m x 2.39m) Panelled radiator. Window to rear elevation.



BATHROOM: Chrome style towel rail. Fitted 4-piece white suite comprising wc, wash hand basin, panelled bath and shower enclosure with fitted shower. Part tiled walls.



OUTSIDE To the front of the property there are lawned gardens with shrub border and a path leading to the front covered entrance. There is a drive to the side providing off road parking and leading to the single garage with power and lighting laid on. There is a gated access leading to the rear garden where there is a paved patio area leading onto lawned gardens and steps leading up to further generous size lawned gardens and the rear offers a pleasant and private open aspect with views across open farmland.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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