



## School Cottage Hawarden Road, Wrexham, LL12 9BY

**O.I.R.O £270,000**

**\*\* NO ONWARD CHAIN \*\*** An Extended 3 Bedroom Semi-detached house set on a spacious corner plot in the popular village of Caergwrlle, with Great schools and local amenities. The property briefly comprises of Entrance Hallway, Living Room, Kitchen, Snug and Utility Room to the ground floor and 3 Bedrooms and Family Bathroom to the first floor. Externally there is a large Garden with a range of different areas and mature planting, An ample yard area with workshop and 3 timber storage sheds. Available with **NO ONWARD CHAIN** viewing is essential to appreciate all this property has to offer. Call Olivegrove today on 01978 750234 to arrange a viewing.



### Entrance Hallway



UPVC double glazed window and door to front elevation, carpet to floor, Radiator, Stairs rising and doors off to:

### Living Room 15'2" x 23'1" max (4.63 x 7.05m max)



2 UPVC double glazed Windows to Side elevation and Patio doors to the front. Carpet to floor. Coal effect Gas fire with Marble surround. Radiator, aerial, 2 Light fittings, sockets and switches.

### Kitchen 13'1" x 9'0" (4.01 x 2.75m)



Tiled floor and splashback, A range of base wall and drawer units with complimentary worktop over, stainless steel 1 1/2 bowl sink, integrated double oven with hob and extractor over, integrated dishwasher and fridge freezer. Radiator & ceiling light.

### Dining Room / Study / Snug 9'6" x 15'6" max (2.90 x 4.74m max)



UPVC double glazed window and barn door to front elevation and window to side. Wood effect flooring, Radiator, Light fitting, Aerial, Sockets and switches

### Rear Hall

Radiator, Door off to:



**Utility Room / Cloak Room 4'10" x 4'9" (1.49 x 1.45m)**



Space & Plumbing for Washing Machine and Tumble Dryer. WC and wall mounted combi boiler.

**Stairs / Landing**

Carpet to Floor, Airing cupboard and doors off to:

**Bedroom 1 12'11" x 10'2" (3.96 x 3.11m)**



Carpet to Floor, UPVC double glazed Window to

Side elevation, Fitted Wardrobes, Built in cupboard. Radiator, Light, sockets and switches.

**Bedroom 2 14'10" x 8'6" (4.53 x 2.61)**



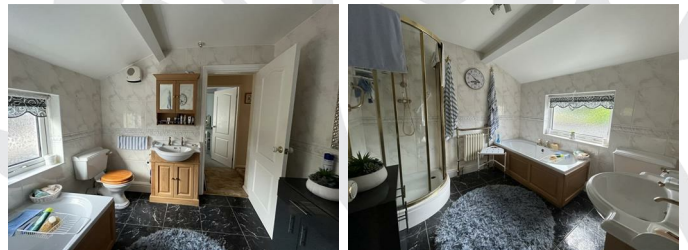
Carpet to Floor, UPVC double glazed Window to Side elevation, Fitted Wardrobes. Radiator, Light, sockets and switches.

**Bedroom 3 8'8" x 10'1" (2.65 x 3.09)**



Carpet to Floor, UPVC double glazed Window to Side elevation, Fitted Wardrobes. Radiator, Light, sockets and switches.

**Bathroom 8'7" x 8'7" (2.63 x 2.63m)**



Tile floor and walls. Shower cubicle with mains powered shower, Panelled Bath, Vanity Basin and close coupled W.C. Radiator, UPVC double glazed window to side elevation.

**Externally**



## Garden



Mainly laid to lawn with mature plants, gravelled areas and pathways

## Patio



A walled patio area, offering an outside entertaining space.

## Yard / Driveway

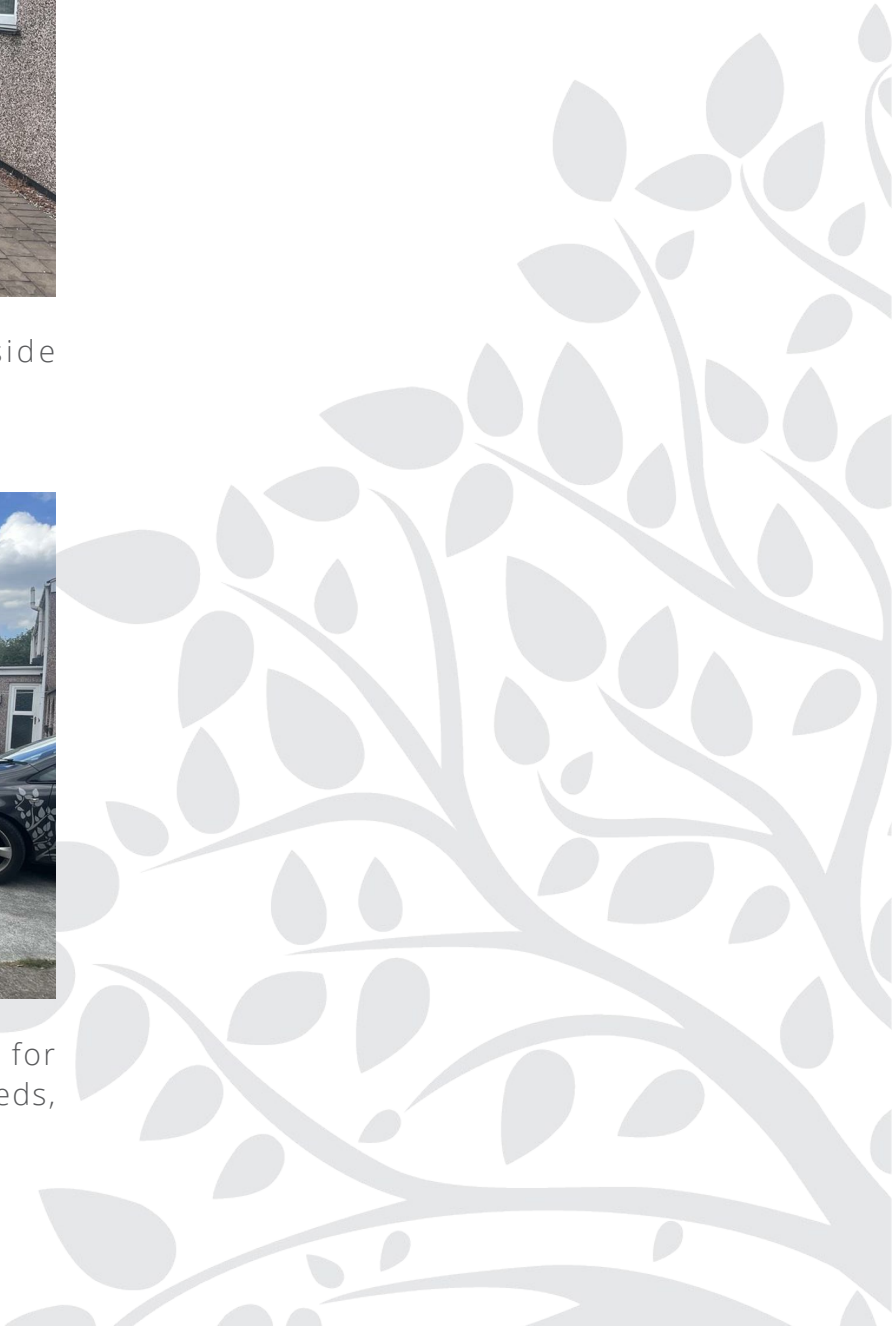


A Spacious yard offering ample parking for numerous vehicles, 3 timber storage sheds, outside tap.

## Garage

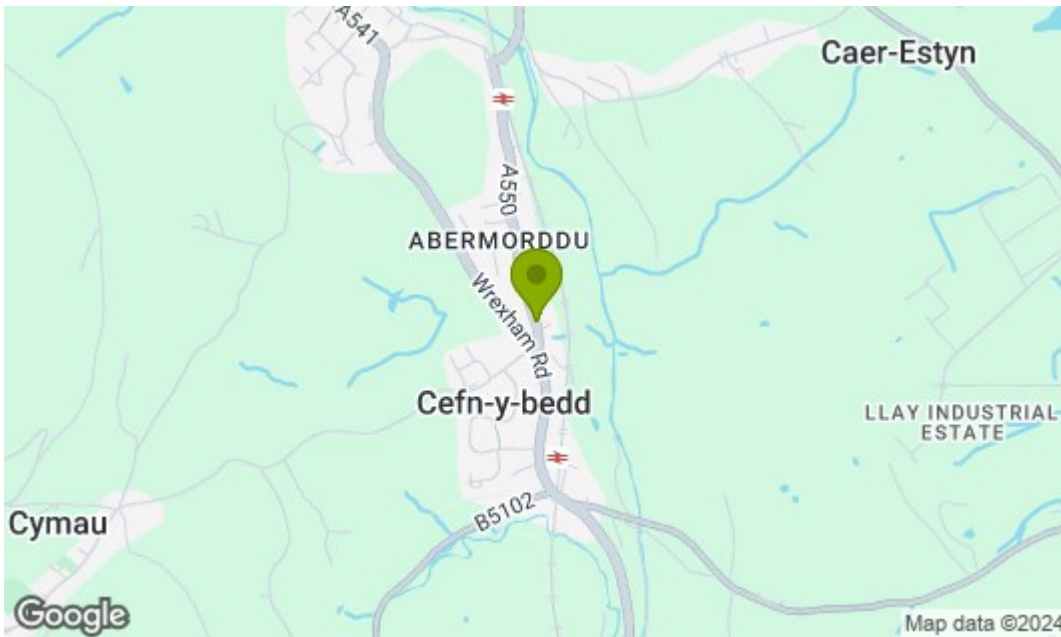


Power and Light, Pit and roller shutter door.

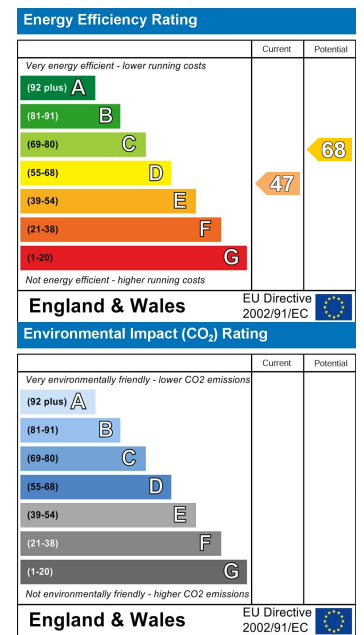


## Floor Plan

## Area Map



## Energy Efficiency Graph



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