

## 66 Hawarden Road, Caergwrle, LL12 9BY

**£159,950**

\*\*\*Available with no onward chain\*\*\*

A 3 bedroom semi-detached house located on Hawarden Road in the popular village of Caergwrle, with good local amenities and transport links.

The property briefly comprises of Entrance Hallway, Living Room, Kitchen Diner, Rear Hallway and Bathroom to the ground floor and 3 Bedrooms to the first floor, With off road parking and Gardens to the front and rear.

The property requires some updating and could provide the blank canvas to create your ideal home.

Call Olivegrove today on 01978 750234 to arrange a viewing



### Entrance Hallway

Stairs Rising, Door off to:

### Living Room 14'7" x 13'1" (4.45 x 4.01m)



UPVC double glazed window to front elevation, Wood effect flooring, wooden fire surround with inset fire (unchecked), radiator, sockets and light fitting

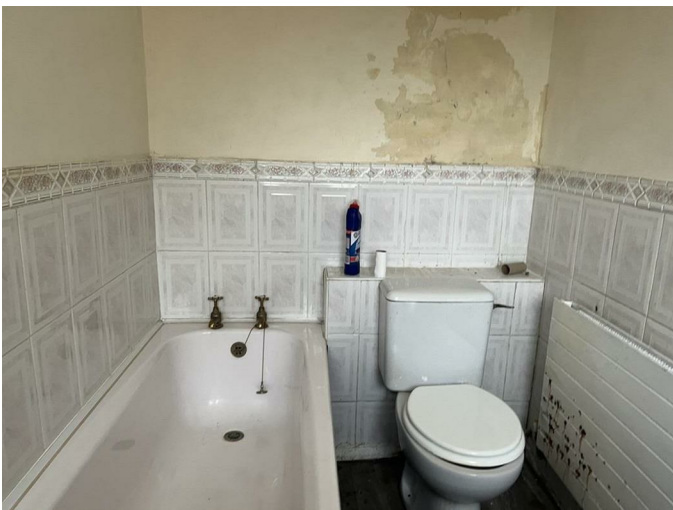
### Kitchen / Diner 9'6" x 17'11" (2.90 x 5.47m)

UPVC double glazed window to rear elevation, part tiled wall, vinyl floor, Sink unit, radiator, sockets and light fitting, door off to rear hall

### Rear Hallway

Vinyl Floor, Built in cupboard

### Bathroom 4'11" x 8'5" (1.51 x 2.57m)



Panelled bath, pedestal basin, WC, part tiled floor walls and vinyl floor. UPVC double glazed window to rear elevation

### Bedroom 1 9'11" x 14'6" max (3.04 x 4.44m max)



Wood effect floor, UPVC double glazed window to front elevation, radiator, sockets and light fitting. Ensuite WC with wall mounted basin and combi boiler.

### Bedroom 2 8'10" x 9'7" (2.71 x 2.93m)



Wood effect floor, UPVC double glazed window to rear elevation, radiator, sockets and light fitting.

**Bedroom 3 12'10" x 8'7" max (3.92 x 2.64m max)**



Wood effect floor, UPVC double glazed window to front elevation, radiator, sockets and light fitting.

**Externally**

Externally there are gardens to the front & rear and a shared driveway leading to a parking space.

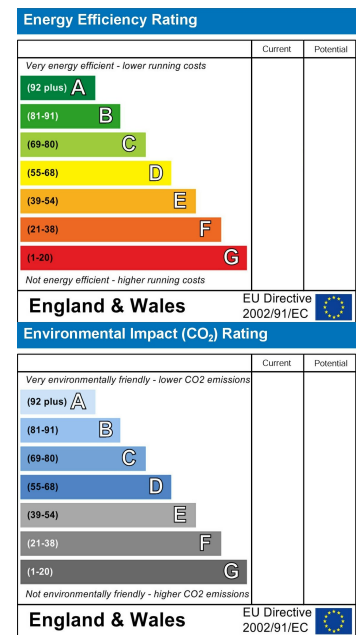


## Floor Plan

## Area Map



## Energy Efficiency Graph



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