



Approximate total area⁽¹⁾
929 ft²
86.3 m²
Balconies and terraces
212 ft²
19.7 m²
Reduced headroom
47 ft²
4.4 m²



(1) Excluding balconies and terraces
Reduced headroom
..... Below 5 ft/1.5 m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE 360



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Newlands, Pugh's Yard Hawarden Road, Abermorddu **Price** **£180,000**
Caergwrle, Wrexham,
LL12 9BB

Newlands is a charming two-bedroom detached cottage tucked away on a private road off Hawarden Road in the popular village of Abermorddu. This beautifully presented home features two spacious reception rooms, a modern kitchen with skylight, and a cosy wood burner in the dining area. Dual gravel driveways offer ample off-road parking, and the private rear garden with decked terrace and AstroTurf lawn creates the perfect suntrap for relaxing or entertaining. Upstairs, you'll find two generous double bedrooms with characterful sloped ceilings and a stylish family bathroom. With a nearby train station ideal for commuters, this property is perfect for first-time buyers, investors, or those looking to downsize in a quiet yet convenient location.

LOCATION

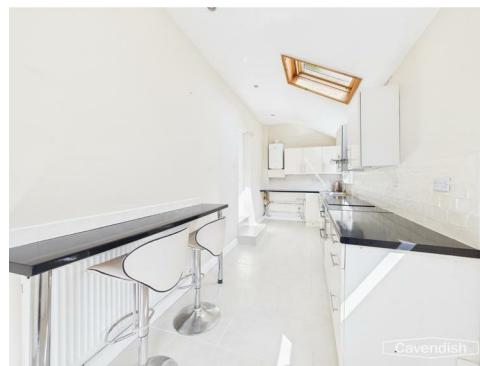


DINING ROOM/ SECOND RECEPTION ROOM

4.13 x 3.61 (13'6" x 11'10")



The Worcester gas-fired boiler is also housed here, along with a handy storage cupboard.



LANDING

1.44 x 1.68 (4'8" x 5'6")

Accessed via a wood and glass-paneled door, this room offers a cosy and versatile second reception space. It features wood flooring, a wood-burning stove set on black tiling with a white wooden mantle, a radiator, light pendant, and French doors opening out onto the decked area and garden.

PRIMARY BEDROOM

5.31 x 4.72 (17'5" x 15'5")



KITCHEN

2.09 x 6.42 (6'10" x 21'0")



A well-proportioned double room with carpeted flooring, two radiators, sloped ceilings, spotlights, and a double-glazed window overlooking the front of the property.



The kitchen is well-equipped with white wall and base units, black worktops, and a cream stone tile floor. Appliances include a Whirlpool electric oven and hob, a glass and black steel extractor hood, and plumbing for a washing machine and dryer. Additional features include cream-tiled splashbacks, two double-glazed windows to the side, a skylight for added natural light, a radiator, a black breakfast bar, and a UPVC glazed door leading to the side of the property.

BEDROOM 2

2.69 x 3.73 (8'9" x 12'2")



Also a double room with carpeted flooring, sloped ceilings, a double-glazed window, and a light pendant.



BATHROOM

2.04 x 2.82 (6'8" x 9'3")



The bathroom includes a white three-piece suite with a shower over the bath, a glass shower screen, and cream tiled walls. It features vinyl flooring with a cream tile effect, a frosted double-glazed window, mirrored medicine cabinet, spotlights, a silver heated towel rail, and loft access for additional storage.

GARDEN



The property is approached via a private road and benefits from two gravel driveways, providing ample off-road parking. The rear garden offers a decked seating area, AstroTurf lawn, and enjoys a sunny, private outlook—perfect for relaxing or entertaining.



DIRECTIONS

From Cavendish Mold office Head north-east on Chester St/A5119 towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 4th exit onto A541 0.7 mi Continue straight to stay on A541 5.5 mi Turn left onto Hawarden Rd/A550 Pugh Yard is on the left down a gravel road the property will be on the right hand side.

TENURE

FREEHOLD

COUNCIL TAX

Flintshire County Council - tax band C

AGENTS NOTES

Great rental property or First Time Buyers!

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICE

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

ESTATE AGENTS ACT

In accordance with the Estate Agents Act 1979, as amended 1991, please note that the vendors are related to an employee of Cavendish Estate Agents.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.