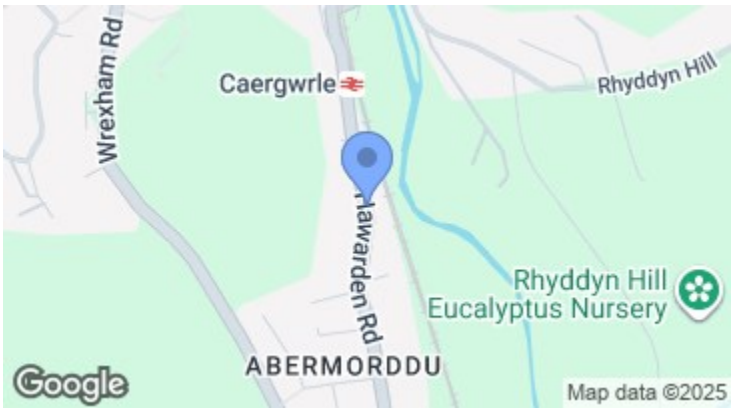



Newlands, Pugh's Yard Hawarden Road, Abermorddu, Caergwrlle, Wrexham, LL12 9BB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC

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.



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

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



The property is located down a quiet side street off Hawardean road in the village of Abemorddu with local amenities schools and shops and Caergwrlle station a few minutes walk away.

PROPERTY COMPRISES

Newlands, Pugh's Lane, Abermorddu
A charming two-bedroom detached cottage located on a private road in a quiet village setting.

ENTRANCE HALL

2.03 x 0.95 (6'7" x 3'1")

LIVING ROOM

3.12 x 4.72 (10'2" x 15'5")



Entry is through a black UPVC front door into a bright and welcoming living room. The room features grey wood-effect vinyl flooring, two large dual-aspect double-glazed windows, two radiators (one with a cover), an electric fire, and understairs storage. Stairs lead to the first floor, and there's a light pendant overhead.



DINING ROOM/ SECOND RECEPTION ROOM

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



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.



KITCHEN

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



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.

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")

Carpeted stairs with a white wooden handrail lead to the first floor. The landing is also carpeted and features exposed beams and spotlighting, adding to the character of the home.

PRIMARY BEDROOM

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



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



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.g 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.

DIRECTRIONS

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