



5 Hope View Gwalia, Caergwrle, LL12 9LE

O.I.R.O £220,000

Nestled in the charming village of Caergwrle, this delightful modernised end of terrace house offers a perfect blend of comfort and convenience. The location in Gwalia, Caergwrle, is particularly appealing, offering a peaceful residential setting while being conveniently close to local amenities, including being in the catchment area for Castell Alyn School. Residents can enjoy the nearby parks and green spaces, perfect for leisurely walks or family outings.

The heart of the home features a spacious Eat in Kitchen with French doors leading into the large private rear garden. The ground floor also offers a large living room with Open fire and a cloakroom with Utility area. The first floor offers a generous Family bathroom with 2 Double Bedrooms and a Study / Dressing Room, all with stunning views of the local area.

This property also features a Double Garage with off road parking, accommodating up to four vehicles. This is a rare find in the area and adds significant value for those with multiple cars or visitors.

This beautiful property presents an excellent opportunity for anyone looking to settle in a friendly community with easy access to the surrounding areas. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

Enter through a UPVC part glazed door, Wood effect flooring, Radiator, Light fitting, Sockets, Stairs rising and doors off to:

Living Room 12'9" x 10'9" (3.89 x 3.30m)



Wood effect flooring. UPVC Double glazed window to front elevation, Open fireplace, Radiator, Light fitting, Sockets and switches

Kitchen / Diner 16'7" x 11'3" (5.07 x 3.43m)



Wood Effect Flooring. UPVC double glazed window and French doors to the rear elevation. Radiator, spotlights, light fitting, sockets and switches. Feature fireplace. A range of base, wall and drawer units with complimentary worktop over, inset stainless steel 1 1/2 bowl sink. Integrated Fridge freezer, dishwasher and electric oven with electric hob and extractor over. Door to understairs cupboard and door to Cloakroom / Utility room.

Cloakroom / Utility 6'7" x 4'5" (2.03 x 1.36m)



Wood effect flooring, UPVC Double glazed window

to rear elevation. Wall mounted new Ideal combi boiler, space and plumbing for washing machine. Pedestal basin and close coupled WC. Radiator, light fitting and sockets.

Stairs / Landing

Carpet to floor, Access to attic, light fitting, sockets and doors off to:

Bedroom 1 12'9" x 10'10" (3.89 x 3.31m)



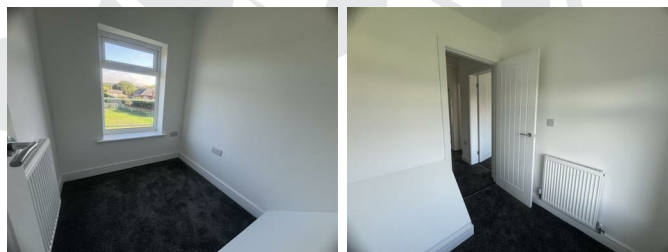
Carpet to floor. UPVC Double glazed window to front elevation, Radiator, Light fitting, Sockets and switches

Bedroom 2 11'9" x 11'1" (3.60 x 3.40m)



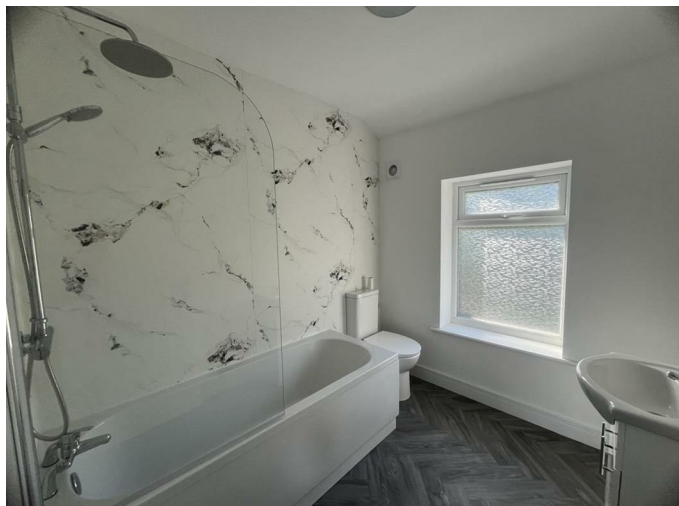
Carpet to floor. UPVC Double glazed window to rear elevation, Radiator, Light fitting, Sockets and switches

Study / Dressing Room 5'8" x 6'8" (1.73 x 2.05m)



Carpet to floor. UPVC Double glazed window to front elevation, Radiator, Light fitting, Sockets and switches

Family Bathroom 7'8" x 6'8" (2.36 x 2.04m)



UPVC Double glazed window to rear elevation, Vinyl Flooring, Marble effect panels to walls around the bath, Panelled bath with shower over, Close coupled WC and Vanity basin, Radiator and Light fitting,

Externally

Front



Paved courtyard area to front of the property with a path leading to the rear and side.

Rear



A large private garden with patio areas, a path leading to the double garage and a spacious lawn with Mature trees and shrubs

Double Garage

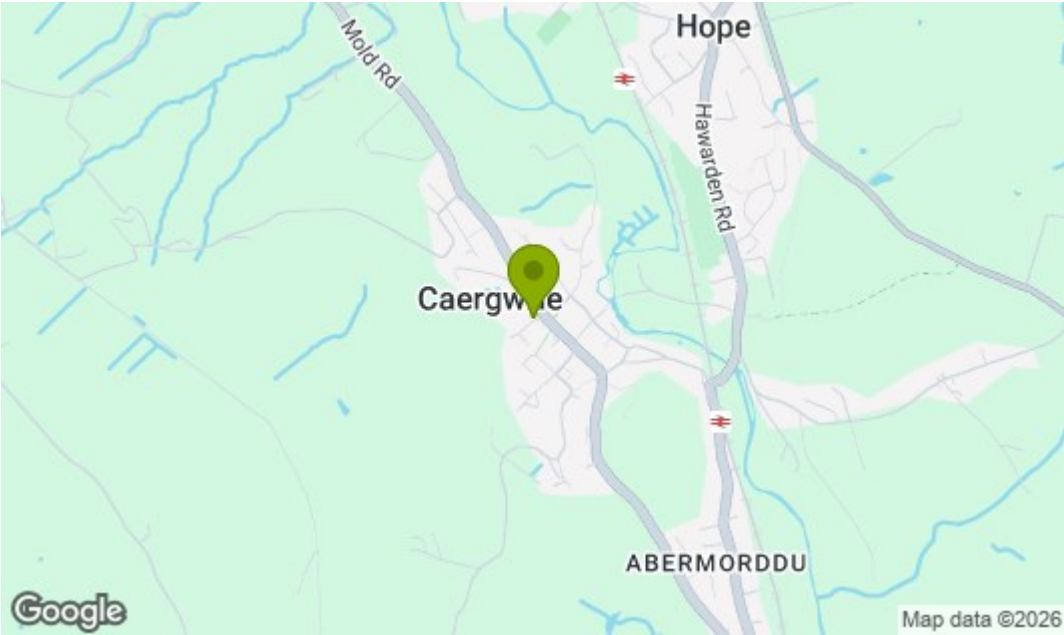


2 Separate garages with power, light and up and over doors, one with personal door and window to side elevation.

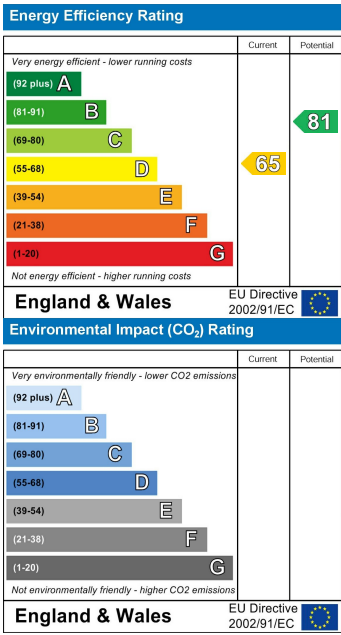
Floor Plan



Area Map



Energy Efficiency Graph



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