

# Wingetts

More than just estate agents



**15 Hall View, Caego, Wrexham, LL11 6YP**

**Price £230,000**

A spacious and extended 3 bedroom semi detached bungalow set within a good sized garden with the benefit of a detached timber cladded garden room/annexe suitable for a variety of uses. Conveniently located just a short drive from Wrexham city centre and all its amenities together with the picturesque Moss Valley Park within walking distance.

The accommodation briefly comprises a well appointed modern fitted kitchen/breakfast room, well proportioned lounge, inner hall connecting 3 bedrooms and a shower room. The good sized principal bedroom leads into the conservatory that provides a pleasant aspect overlooking the rear garden. The outside of the property is particularly impressive with its good sized rear garden and includes a brick paved drive, parking for 3 cars, covered patio areas, timber decked patio overlooking the garden, lawned area, garden room/annexe with shower room, fish pond, store sheds, and enclosed space for a kitchen garden. Viewing highly recommended. Energy Rating - D (62)

## LOCATION

The village of Caego lies approximately 1 mile from Wrexham City Centre with excellent road links to the A483 by pass that connects Wrexham, Chester and Shropshire to allow for daily commuting to the commercial and industrial centres of the region. Both primary and secondary schools are within the catchment together with a local bus service. A village shop is within walking distance and the busy Plas Coch Retail Park with its supermarkets, coffee house and M & S Foodhall is only a 5 minute drive.

## DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the football ground and University on the right. Take the 1st exit at the roundabout and 2nd exit at the next roundabout, under the flyover bridge, next right and then after a short drive turn left into Hall View and the bungalow will be observed on the left.

## ACCOMMODATION

Part glazed composite entrance door opens to:

### KITCHEN/BREAKFAST ROOM 13'0 x 10'0 (3.96m x 3.05m)

Appointed with an extensive range of modern fitted base and wall cupboards complimented by work surface areas incorporating a Neff four ring electric hob with extractor hood above, Siemens double oven/grill, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, upvc double glazed window to front, plumbing for washing machine, plumbing for dishwasher, integrated fridge freezer, breakfast bar, radiator, wood effect ceramic tiled flooring, part glazed composite side external door and oak internal door opening into:

### LOUNGE 14'6 x 10'8 (4.42m x 3.25m)

Having a continuation of the wood effect ceramic tiled flooring, upvc double glazed window to front, radiator and coving to ceiling. An oak door opens into:

### INNER HALL

With useful cloaks/storage cupboard off, radiator, wood effect flooring and coats cupboard.

### BEDROOM ONE 17'7 x 10'8 max (5.36m x 3.25m max)

A spacious principal bedroom which has been extended with wood effect flooring, two radiators and upvc patio doors opening to:

### CONSERVATORY 18'6 x 6'8 (5.64m x 2.03m)

Enjoying a pleasant aspect overlooking the rear garden, upvc double glazed windows, upvc French doors and wood effect flooring.

### BEDROOM TWO 11'9 max x 10'4 (3.58m max x 3.15m)

Wood effect flooring, upvc double glazed window to rear, radiator and coving to ceiling.

### BEDROOM THREE 7'8 x 7'2 (2.34m x 2.18m)

Upvc double glazed window to side, wood effect laminate flooring, radiator and coving to ceiling.

## SHOWER ROOM

Appointed with a modern suite of wash basin within vanity unit, low flush w.c, shower enclosure with electric shower unit, upvc double glazed window, chrome heated towel rail, fully tiled walls and extractor fan.

## OUTSIDE

The property is approached along a brick paved driveway providing parking for three cars together with a path to the entrance door. Double side gates open to a covered area with cold water tap, patio area currently housing a hot tub, outdoor electric sockets, raised timber decked patio with balustrade and a paved path that leads to a further patio area giving access to the:

### VERSATILE TIMBER CLADDED GARDEN ROOM/ANNEXE 19'2 x 9'5 (5.84m x 2.87m)

Upvc double glazed windows, French door, wood effect flooring, base and wall cupboards/work surface areas and a shower room with wash basin, shower enclosure, upvc double glazed window and extractor fan. A path then continues alongside a lawned garden and flowerbeds to a large timber decked patio with covered area, fish pond, garden sheds and gated access to a greenhouse and further store shed.

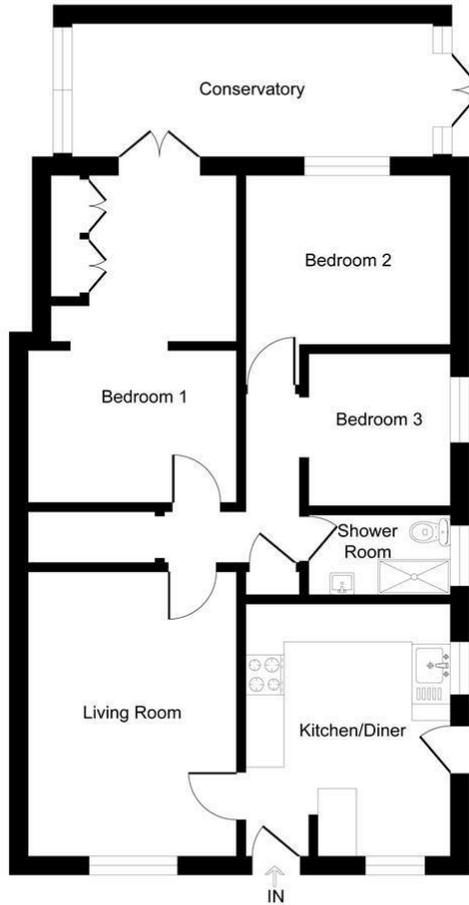
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).



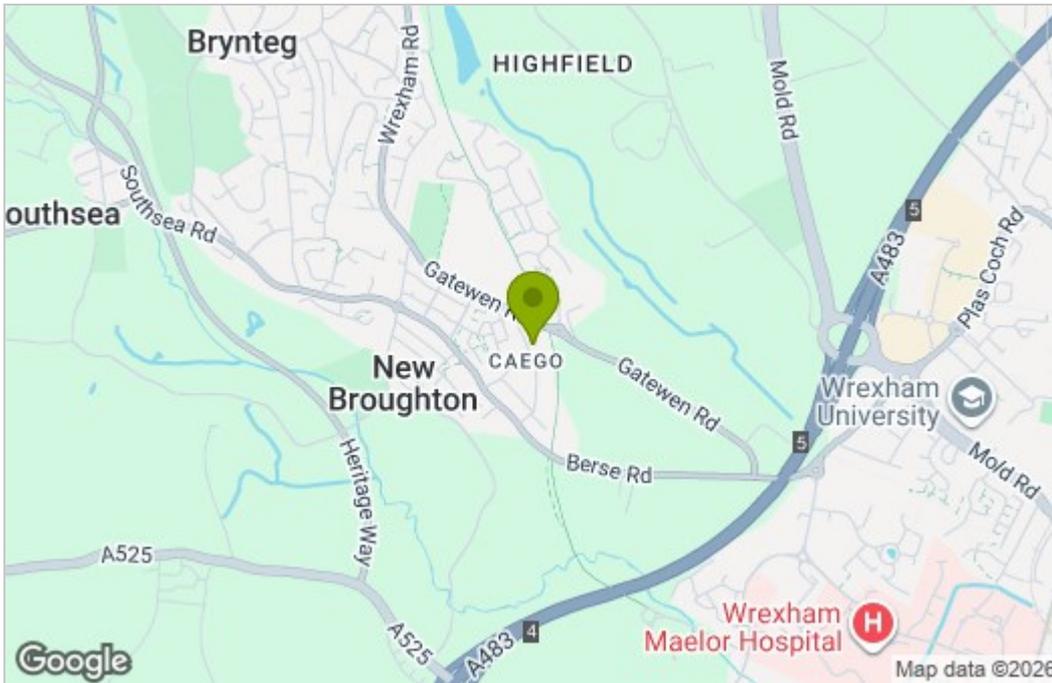
# Floor Plan

Approximate Gross Internal Area  
907 sq ft - 84 sq m

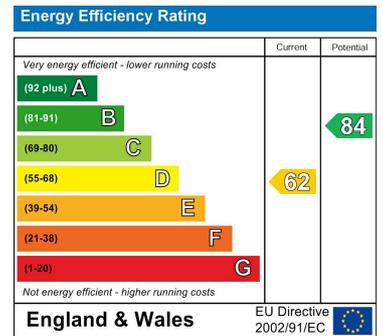


Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.