

Hawarden Road, Caergwrle, Wrexham, LL12 9BB

£159,950

Council Tax Band: C



This delightful terraced house offers a perfect blend of modern comfort and traditional appeal. The property features two inviting reception rooms, ideal for both relaxation and entertaining. With two well-proportioned bedrooms and a contemporary bathroom, this home is designed to cater to your every need.

The current owner has undertaken extensive renovations, ensuring that the property is not only aesthetically pleasing but also energy-efficient. Improvements include enhanced insulation, rewiring, and the installation of new windows and doors, providing peace of mind and comfort throughout the seasons. The heart of the home is undoubtedly the modern Wren kitchen, fitted in 2021, which boasts stylish finishes and ample space for culinary creativity.

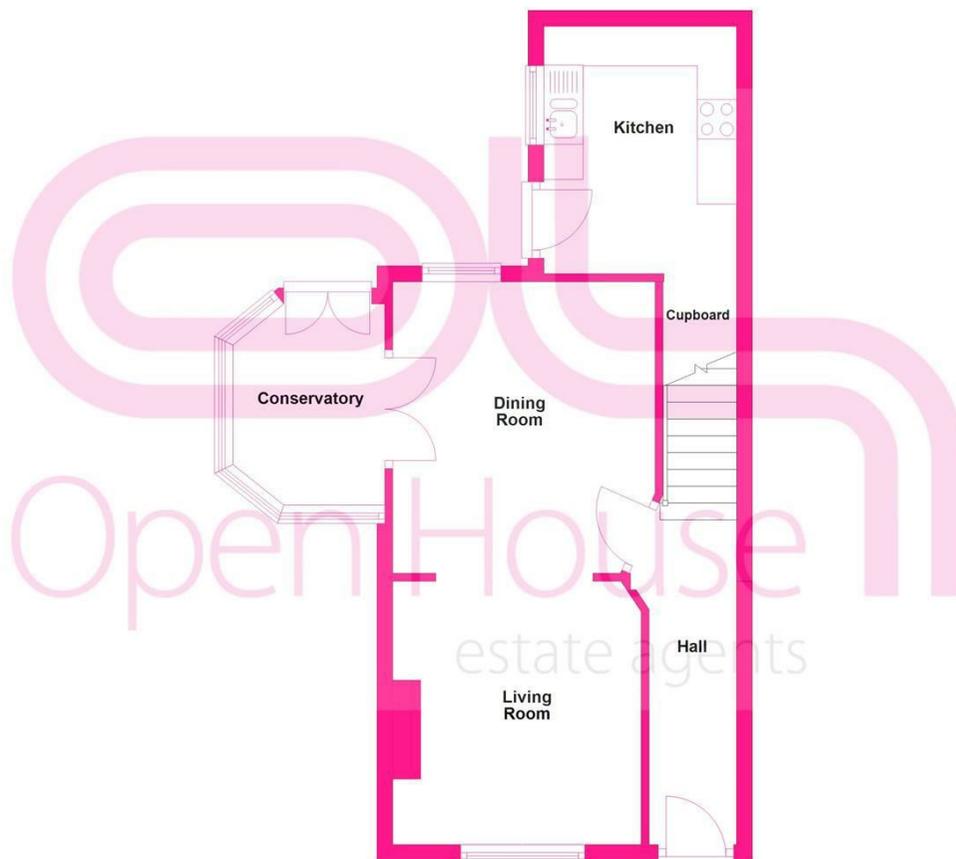
The living space is further enhanced by a dual fuel burner, creating a warm and inviting atmosphere, perfect for cosy evenings in. The property is conveniently located close to excellent travel links, with both train and bus services nearby, making commuting a breeze.

This house is more than just a property; it is a home waiting to be cherished. Whether you are a first-time buyer or looking to downsize, this residence offers a wonderful opportunity to settle in a friendly community. Don't miss the chance to make this beautifully renovated house your new home.



Open House Whitchurch

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	