



13

Wrexham | | LL12 9EE

£525,000

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# 13

Wrexham | | LL12 9EE

Situated in the sought-after village of Caergwrle and set behind private gates, this impressive six bedroom detached family home, known as The Dingle, is offered for sale with the added benefit of recent renovation and no onward chain. Occupying a generous plot and enjoying views towards Hope Mountain, the property offers spacious and versatile accommodation ideal for family living. In brief, the ground floor comprises an entrance hallway, downstairs WC, newly fitted kitchen/breakfast/family room, open plan dining room, living room and a gym/playroom leading to a rear porch and utility room.

To the first floor, a spacious landing provides access to six bedrooms and a family bathroom. The principal suite benefits from a concealed dressing area leading through to an en-suite, while the second bedroom also enjoys a four-piece bathroom suite.

Externally, the property is approached via private gates opening onto a spacious driveway providing ample parking and access to the double integral garage. There are lawned gardens to the front and rear along with an elevated decked seating area positioned to enjoy the surrounding outlook.

Rhyddyn Hill is a desirable residential location within the village of Caergwrle, situated between Wrexham and Mold. The property falls within the catchment area for the highly regarded Castell Alun High School and is within walking distance of local amenities, eateries and leisure facilities, along with Caergwrle train station providing links to Wrexham, Bidston and connections onwards to Chester and Liverpool. The nearby A541 and A483 offer convenient access to Wrexham, Mold and Chester.

- SIX BEDROOM DETACHED FAMILY HOME WITH VIEWS OF HOPE MOUNTAIN
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS KITCHEN/BREAKFAST/FAMILY ROOM WITH MEDIA WALL
- THREE FURTHER RECEPTION ROOMS
- REAR PORCH AND SEPARATE UTILITY ROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- SECOND BEDROOM WITH EN-SUITE
- SPACIOUS DRIVEWAY AND DOUBLE GARAGE
- GARDENS TO FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION OF CAERGWRLLE NEAR HOPE



### Entrance Hallway

Oak doors leads into an impressive entrance hallway with re-enforced staircase, Amtico flooring, door to under-stairs storage, recessed lighting, panelled radiator, doors to kitchen/family room, downstairs WC and open plan reception areas.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Tiled flooring, panelled radiator, ceiling light point and uPVC double glazed frosted window to the front.

### Open Plan Kitchen/Breakfast Family Room

Customised, newly fitted kitchen housing a range of wall, drawer and base units with complimentary Quartz work surfaces over incorporating a double inset Belfast style sink with mixer tap over and drainer. Space for appliances including Rangemaster with fitted extractor above and American style fridge freezer. Kitchen island with storage and seating. Tile effect flooring, recessed LED lighting, two uPVC double glazed windows to the front and side elevations with venetian blinds. Opening into a living area featuring a media wall with electric fire, shelving, recessed LED lighting and space for television. Panelled radiator and UPVC double glazed French doors lead to the garden area.

### Living Room

UPVC double glazed window to the rear elevation with fitted blinds, two wall lights, alcove shelving, carpet flooring and opening into dining area.

### Dining Room

UPVC double glazed window to the rear elevation with fitted blinds, carpet flooring, panelled radiator, ceiling light point, fire surround, door into rear porch and arch leading into gym/playroom.

### Gym/Playroom

A multi-functional space which could be utilised as a gym, playroom, library or study - depending on the buyers needs. UPVC double glazed window to the front elevation with blinds. Door leading into double garage and wood flooring.

### Rear Porch

Door leading to the rear garden, tiled flooring, panelled radiator, ceiling light point, fitted wall units and door into utility room.

### Utility Room

UPVC double glazed window to the rear elevation. space and plumbing for washing machine and tumble dryer. Tiled floor, wall units and ceiling light point.

### Landing Area

The galleried landing area spans the width of the home with doors off to all bedrooms and family bathroom. Stained glass window to the front elevation, carpet flooring, access to loft, three ceiling light points and panelled radiator.

### Principal Suite

Two uPVC double glazed windows to the side and rear elevation with countryside views. Carpet flooring, ceiling light point and panelled radiator. Housing a range of fitted wardrobes with hidden entrance into the dressing room and en-suite.

### Dressing Area

Fitted rails and shelving, carpet flooring, power sockets, ceiling light and door leading to the en-suite.

### En-suite

Four piece suite featuring 'His & Her' wash hand basins set on vanity storage units with gold finished mixer taps above. Low-level WC with concealed cistern and a double walk-in mains dual-hose rainfall





shower with gold finishings. The room is finished with two wall-mounted color changing vanity mirrors, partly tiled walls, LVT flooring, ceiling light point, extractor fan, gold finished heated towel rail and uPVC double glazed frosted window to the front elevation.

#### **Bedroom Two**

UPVC double glazed window to the rear elevation with views. Housing a range of fitted wardrobes with drawers and alcove for television. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

#### **En-suite**

Four piece modern suite comprising low-level WC with concealed cistern, wash hand basin set on a vanity storage unit, freestanding rolltop bath and a double walk in shower cubical with electric shower. The space is completed by a vertical modern radiator, partly tiled walls, LVT flooring, ceiling light point, extractor and uPVC double glazed frosted window to the front elevation.

#### **Bedroom Three**

UPVC double glazed window to the rear elevation with views. Carpet flooring, ceiling light point and panelled radiator.

#### **Bedroom Four**

UPVC double glazed window to the rear elevation with views. Carpet flooring, ceiling light point and panelled radiator.

#### **Bedroom Five**

UPVC double glazed window to the front elevation. Built in wardrobe, carpet flooring, ceiling light point and panelled radiator.

#### **Bedroom Six/Study**

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

#### **Family Bathroom**

Three piece modern suite comprising low-level WC, 'P' shaped panelled bath with electric shower over and wash hand basin set on a vanity unit. The space is finished with a chrome heated towel rail, LVT flooring, ceiling light point

#### **Garage**

Double integral garage with electric up and over door, power and lighting

#### **Outside**

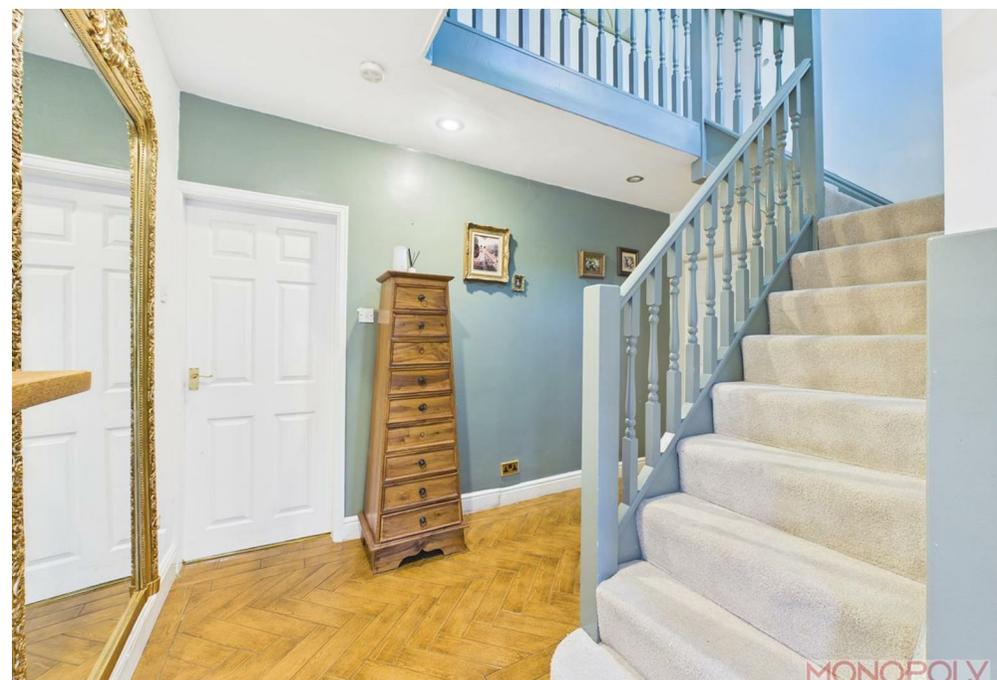
The home is set on a generous plot with double timber gates upon entrance leading to a block paved driveway with space for multiple vehicles. There is a pleasant lawn, paved patio and established shrubberies and trees. The driveway runs alongside the property to the rear where the path leads to a raised decking area, perfect for entertaining. There is a pleasant lawn area, timber storage, block paved pathway leading to two patio areas and access right around the home. To the boundaries there are hedging and fence panels for added security and privacy.

#### **Additional Information**

The property has been upgraded by the present owners including completely re-configuring the ground floor layout including a new open plan kitchen/dining/family room. All three upstairs bathrooms have been replaced. The boiler is four years old and has been maintained. The loft is partly boarded and has been re-insulated. There is no onward chain with the home.

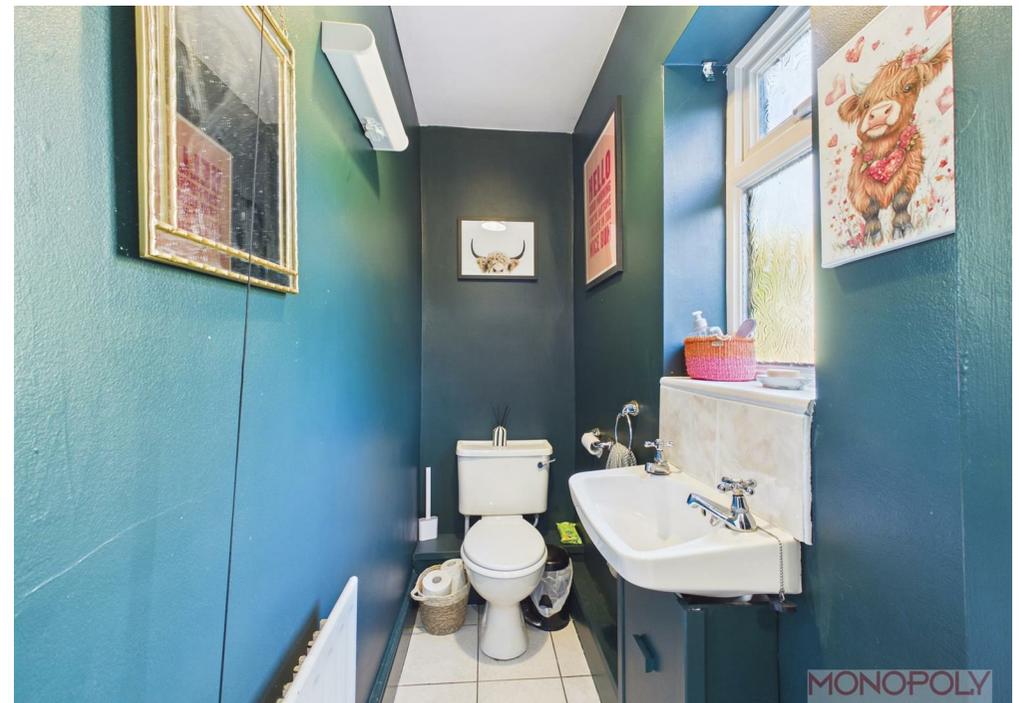
#### **Important Information**

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked

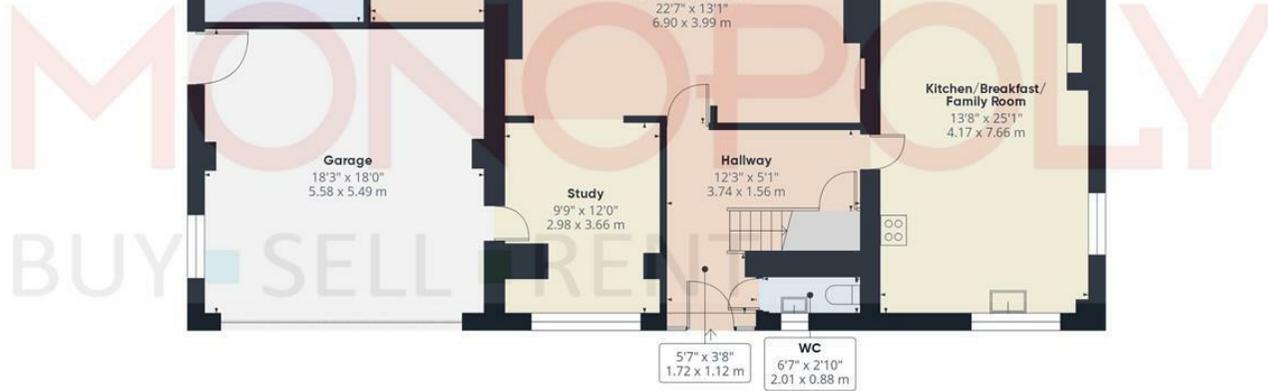


to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

2525 ft<sup>2</sup>  
234.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

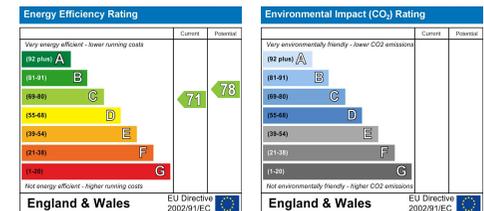
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