

# Town & Country

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Llys Clark, Caergwrle, Wrexham

£329,950



Forming part of this modern development that is located within a popular location with a host of amenities that are close to hand, this spacious family home needs to be viewed to be fully appreciated with the benefits of gas central heating and UPVC double glazing. The property itself comprises of an entrance hall with a cloakroom WC, a spacious living room, a beautiful kitchen/dining room that is fitted with a range of contemporary kitchen units along with a large glass bay opening to the rear garden and a utility room. The first floor landing offers access to the family bathroom and to all four bedrooms, the principle of which enjoys ensuite facilities. externally to the front of the property is a lawned garden along with twin off-road parking.

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## DESCRIPTION

A modern developed property sat within a popular location, this property comprises of an entrance hall with a cloakroom WC, a spacious living room, a beautiful kitchen/dining room, a utility room, a family bathroom and four bedrooms to which the principle bedroom offers ensuite facilities.

## LOCATION

Caergwrle is known for its historic castle ruins, Caergwrle Castle, which dates back to the 13th century. The village also has a quaint charm with its traditional Welsh cottages and a strong sense of community.

## DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 3rd exit and stay on Mold Rd/A541, Continue straight to stay on Mold Rd/A541, Turn left onto Cymau Ln, Turn right onto Llys Clark, Destination will be on the left.

## ENTRANCE HALL

13'2" x 5'6"

The property is entered through a composite double glazed front door and features doors through to the cloakroom WC, living room, kitchen and dining room. Stairs rise off to the first floor accommodation.

## CLOAKROOM WC

5'24'3"

The cloakroom is installed with a modern white low-level WC, pedestal wash, hand basin, an extractor fan that is set within the ceiling, a radiator, timber laminate flooring.



## LIVING ROOM

18'9" x 10'9"

The living room features a bay window that faces the front elevation, two radiators, and space for a wall mounted television.



## KITCHEN/DINING ROOM

26'2" x 15'8"

With caridean flooring throughout and the kitchen area housing a range of glossed front wall base and drawer units that are complemented by stainless steel handles. There is ample work surface space which incorporates a breakfast bar and houses a stainless steel one and a half bowl sink unit with a mixer tap. The integrated appliances of the kitchen include a gas hob with an extractor hood above, a dishwasher and a freezer. The room has two radiators, recessed downlights set within the ceiling, an open through way to the utility room and a glazed bay with French doors opening to the rear gardens paved patio area.

## UTILITY ROOM

6'1" x 5'2"

Continuing with the caridean flooring the utility room consists of plumbing space for a washing machine, a radiator, space for a large fridge freezer and a composite double glazed door opens to the side elevation of the property.

## FIRST FLOOR LANDING

The first floor landing features access to the loft via a folding wooden ladder, a built in cupboard which houses the Worcester boiler and doors that open to the four bedrooms.



## PRINCIPAL BEDROOM

16'4" x 10'7"

This bedroom features a bay window facing the front elevation, a radiator, a range of glossed fronted wardrobes and an internal door opening to the ensuite.

## ENSUITE SHOWER ROOM

The ensuite is installed with an oversized shower enclosure and a thermostatic shower, a low-level WC along with a pedestal wash hand basin. The walls are partially tiled with a radiator and an opaque window that faces the front elevation. Recessed downlights and an extractor fan are also prominent.

## BEDROOM TWO

11'8" x 8'2"

This room comprises of a built in double

wardrobe with sliding doors, a window that faces the front elevation and a radiator.

### BEDROOM THREE

9'6" x 8'9"

This room comprises of built in double wardrobes, a window facing the rear elevation and a radiator.

### BEDROOM FOUR

9'1" x 8'6"

This room consists of built in double wardrobes, a window facing the rear elevation and a radiator.



### FAMILY BATHROOM

8'4" x 6'5"

The bathroom is installed with a contemporary white suite which comprises of an oversized shower enclosure, thermostatic shower, a panel bath with a mixer tap and a low level WC. The walls are partially tiled with a chrome heated radiator and an opaque window that faces the rear elevation and sat with in the ceiling are recessed downlights and an extractor fan.



### EXTERNALLY FRONT

The external front of the property features twin off road parking spaces alongside a lawned front garden. The front door is accessed through a canopy porch with a light above and the side of the property can be accessed through a timber gate.



### EXTERNAL REAR

Comprising of a paved pathway along the side of the property which leads to a patio area with a wooden pergola. The garden is predominantly lawned with raised border beds, bin storage and an external water supply.

### GARAGE

A single garage with power and light accessed either via the front garage door or through a composite double glazed side. The garage houses the combination boiler.

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