

Town & Country

Estate & Letting Agents

Sunny Bank, Fellows Lane, Caergwrle

£159,950



Enjoying beautiful South facing views towards the River Alyn, this three bedroom home enjoys the benefits of UPVC double glazing and gas central heating and in brief comprises a kitchen fitted with a range of wall base and drawer units, a dining room, a living room with a lovely cast-iron fireplace and French doors opening to the garden, first floor landing offering access to the bathroom and to all three bedrooms the largest of which enjoys elevated far reaching views. Externally the front garden is predominantly laid to lawn with a block paved patio area, a timber summer house and shed enclosed by a combination of hedging and fence panels whilst the rear of the property accessed from Fellows lane boasts two slate chip off-road parking spaces.

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Externally

The front of the property enjoys a sunny South facing orientation towards the river Alyn and the hillside beyond with a predominantly lawn garden with a block paved patio area, a timber summer house with a concrete patio area and shed to the side. To the rear of the property and accessed off Fellows Lane is slate chip off-road parking for two vehicles alongside shrubbed flower beds, an outside light and water supply and a block paved pathway which leads to the main access door to the residence.



Kitchen

13'6 x 7'6

The kitchen is installed with a range of white wall, base and drawer units which are complimented by stainless steel handles. Work surface space houses a stainless-steel single drainer sink unit with tiled splashback. Integrated appliances include a stainless-steel gas hob with five rings and a double oven

below. There is space and plumbing for a washing machine, a wall mounted Vaillant gas combination boiler, a radiator, exposed beams set within the ceiling, a window to the side elevation and a UPVC opaque double glazed door opening to the outside.

Dining Room

11'8 x 12'4

Having a window facing the rear elevation, stairs of rising to the first floor accommodation with storage cupboards below and a door off opening to the living room .



Living Room

12'4 x 11'2

Featuring a cast-iron fireplace with Quarry tiled hearth with an open fire, a radiator and UPVC double glazed French doors open out to the block paved patio, garden and views beyond.

First Floor Landing

With doors off opening to all three bedrooms and bathroom and having a radiator, access to the loft, a high-level storage cupboard which opens to a shelved linen cupboard.



Bedroom One

12'5 x 11'1

Featuring an ornamental cast of fireplace, a radiator and two Windows overlooking the garden offering lovely views towards the River Alyn and the hills beyond.



Bedroom Two

11'9 x 7'6

With a window facing the rear elevation and radiator blow, featuring an ornamental cast-iron fireplace and having a fitted cabin bed with storage cupboards below and luggage cupboards above.

Bedroom Three

7'6 x 4'1

Having a window facing the rear elevation on the radiator.



Bathroom

7'3 x 4'5 max

Installed with a three-piece suite comprising a panel bath with a thermostatic shower above, low-level WC and pedestal wash hand basin fully tiled walls and an opaque window facing the side elevation.

Addendum

Attached to the side of the property are brick stores belonging number one and two Sunny Banks brick stores, however we have been informed by the vendor that in the time they have lived in the property they have remained unused.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage

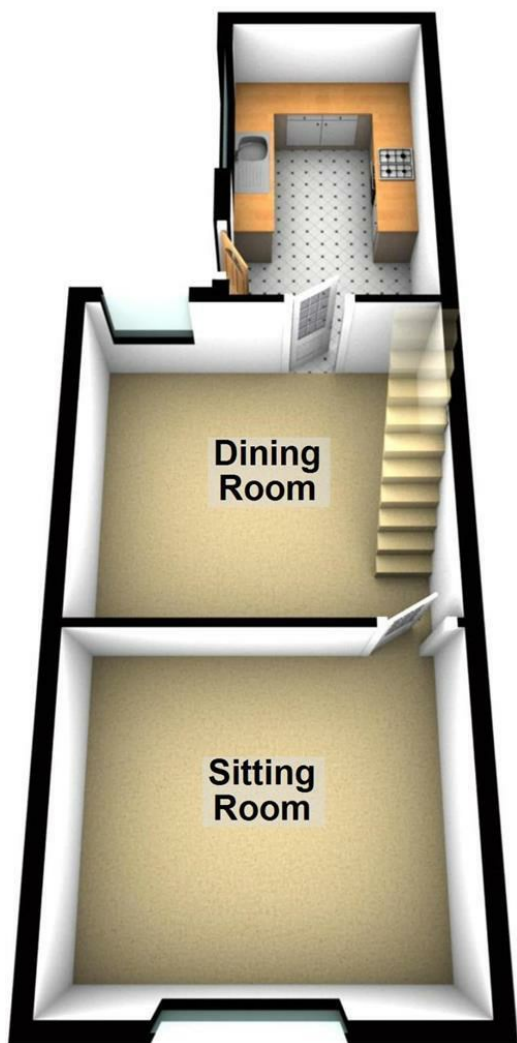
Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

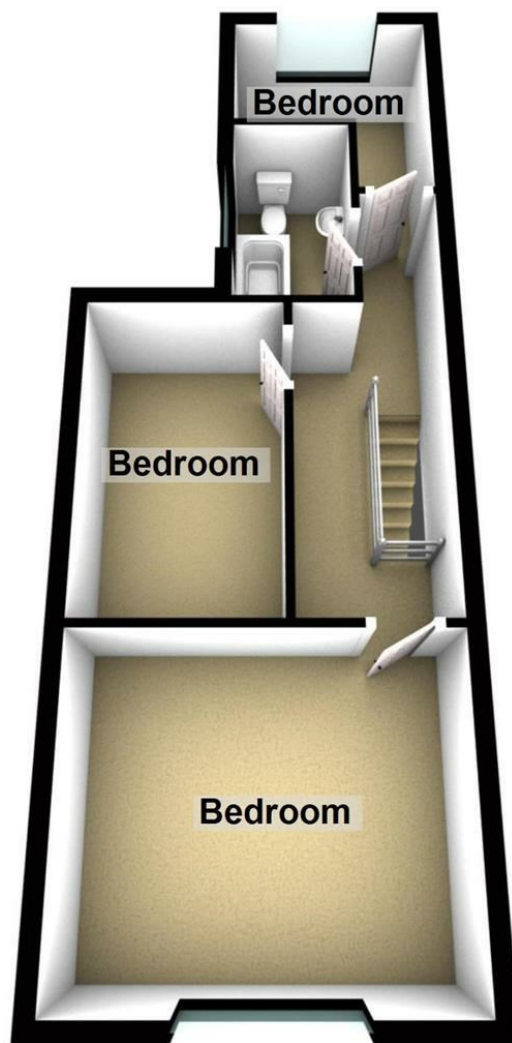
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.