

# Town & Country

Estate & Letting Agents

Cymau Lane, Caergwrle, Wrexham

£289,950



Situated on the periphery of this popular village and countryside, this extended, three bedroom semi detached property has recently undergone a program of modernisation and refurbishment throughout and should be viewed to be fully appreciated. Enjoying the benefits of both gas central heating and UPVC double glazing the property itself comprises an inviting entrance hall with a staircase off rising to the first floor accommodation with light oak banister and iron balustrades, glazed light oak doors open to the living room which featuring a lovely cast iron log burner on a slate hearth, an open throughway off leads to the open plan L shaped kitchen/dining/sitting room which has been installed with a range of stunning gloss white wall, base and drawer units containing a plethora of NEFF integrated appliances and with UPVC double glazed French doors opening to the rear gardens paved patio area. The first floor landing offers access to all three bedrooms and to a modern, white three-piece bathroom suite. Externally to the front of the property is a low maintenance gravel garden with low border hedging and a driveway offering off-road parking to the front of double timber gates which open to further parking should it be required and lead to the rear garden and detached garage. The rear garden itself is of generous proportions with a large elevated paved patio area, a predominantly lawned garden with timber planters and a further paved patio area to the rear all of which is enclosed by a series of timber fence panels.

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## Externally Front

To the front of the property is a low maintenance, gravelled garden with a low boundary hedge and a driveway offering off-road parking with double timber gates opening to the side elevation of the property and leading to the rear garden and detached garage.



## Entrance Hall

14' x 5'3

The property is entered through a UPVC woodgrain effect door with opaque central double glazed insert, which opens to engineered light oak flooring, an anthracite column style radiator, glazed light oak veneer doors opening to the kitchen and living room and a staircase off rising to the first floor accommodation with light oak banister and iron balustrades.



## Kitchen/dining/sitting room

18'x 20'5 max

With engineered light oak flooring throughout, two tower anthracite column style radiators, windows facing the rear elevation and UPVC double glazed French doors opening out to the rear garden. The kitchen area is fitted with range beautiful gloss white wall, base and drawer units complimented by acrylic work surfaces featuring an integrated acrylic sink unit with adjustable mixer tap. Integrated appliances are all NEFF and comprise a combination microwave/oven, an oven with warming drawer below, and electric induction hob with extractor hood above, a dishwasher and fridge/freezer. Set within the ceiling are recessed downlights and the UPVC opaque double glazed door opens to the side elevation of the property.



## Living Room

13'3 x 12'2

With a window facing the front elevation engineered light oak flooring, a tower column style anthracite radiator, an open throughway to the dining area of the kitchen/dining/sitting room and featuring a cast-iron log burner on a slate hearth beneath a light oak mantle.



## First Floor Landing

With a continuation of the light oak banister with iron balustrades from the entrance hall, a window faces the side elevation, a built-in shelved cupboard housing gas Worcester combination boiler, a hatch with retractable ladders opens to the loft and doors off opening to the bathroom and to all three bedrooms.



## Bathroom

6'6 x 6'3

The bathroom is installed with a stunning white contemporary suite comprising an L shaped panel bath with mixer tap and a thermostatic dual head shower along with protective screen, a vanity unit houses a dual flush low-level WC and wash hand basin with mixer tap, the flooring is ceramic tiled and underfloor heating, the walls are partially tiled with a chrome heated towel rail and an illuminating and heated vanity mirror. Set within the ceiling are recessed downlights and an extractor fan and an opaque window faces the rear elevation.





### Bedroom One

13'2 x 9'6

With a window facing the front elevation, a radiator below and fitted with a range of wardrobes complimented by stainless steel handles.



### Bedroom Three

9'7 x 7'8

Having a window facing the front elevation and a tower contemporary radiator also fitted with double wardrobes with stainless steel handles.



### Bedroom Two

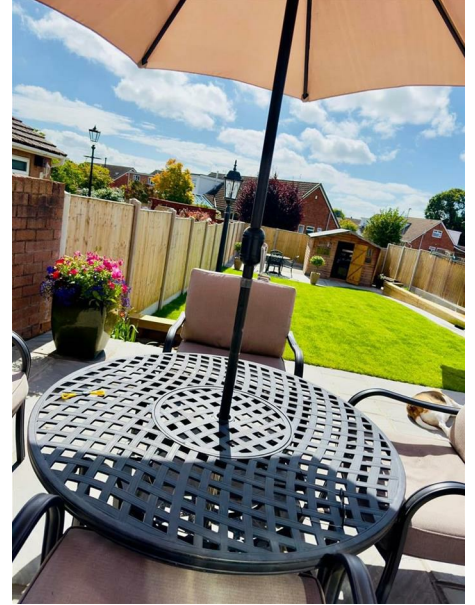
11'2 x 9'4

Having a window facing the rear elevation with the radiator below.



### Rear Garden

A generous size rear garden with large paved patio area, outside lighting, predominantly laid to lawn with timber raised slate chip planters and a further patio area positioned to the rear all of which is enclosed by a series of timber fence panels.



### Garage

17'2 x 8'

A detached brick built garage with up and over garage door with a UPVC double glaze window to the rear elevation space and plumbing for a washing machine, power and light and a UPVC side access door.

### Services

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

Tenure - Freehold

Council Tax Band - D

### 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.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	