

# Town & Country

Estate & Letting Agents

Mold Road, Caergwrle, Wrexham

£320,000



Situated on a generous size plot in an enviable, elevated position just off Caergwrle's main thoroughfare, this light and spacious detached two/three bedroom bungalow offers versatile accommodation benefiting from UPVC double glazing along with gas central heating and comprising an inviting entrance hall with doors off opening to the living room, kitchen/breakfast room, two double bedrooms, a bathroom and a dining room which could also be used as a third double bedroom. Externally to the front of the property double gates open to brick block off-road parking with raised established lawn and shrub gardens to both the front and side. Located to the rear further double iron gates open to more paved off-road parking a further lawn and shrub garden, two green houses and a detached garage. This property is available with the benefits of no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345





## Externally

The property is approached through double iron gates which open to block paved off-road parking and to elevated established lawn and shrubbed gardens. To the side of the property is access to a detached garage with an archway to the opposite elevation which leads to a further generous sized mature and established lawn and shrub garden with a paved patio area and greenhouse. Double iron Gates off Celyn Drive open to further paved parking. The rear garden itself is also lawned and shrubbed with another greenhouse.

## Entrance Hall

The property is entered through a single glazed timber panel front door which opens to an inviting entrance hall with a radiator, a built in cupboard which houses the gas combination boiler, a full length window to the side elevation And doors off opening to the kitchen/breakfast room, living room, dining room/bedroom, two further double bedrooms and the bathroom.



## Living Room

15'9 x 11'2

A double aspect room with windows facing both front and side elevations with a radiator, a feature fireplace and an arched throughway to the dining room.



## Dining Room

11'2 x 10'2

With a window facing the side elevation with a radiator below and an arched throughway separating it from the main living room. Should a third bedroom be preferred, This archway could easily be

filled in and separated to create the extra required bedroom.



## Kitchen Breakfast Room

15'6 x 10'2

The kitchen is installed with an array of light oak style wall, base and drawer units with ornamental handles and leaded display cabinets. Ample worksurface space houses a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a double oven, hob and extractor. There is a radiator, a window facing the rear elevation and a UPVC double glazed door opens to the rear garden.





## Bedroom One

10'8 x 10'2

With a window facing the front elevation and a radiator below.



## Bedroom Two

10'8 x 9'2

With a window looking out towards the rear garden with a radiator below and a built-in double wardrobe with mirror doors.



## Bathroom

11'4 x 6'9

The bathroom is installed with a four piece coloured suite comprising a

separate shower enclosure with thermotic shower, a panelled bath, a low-level WC, a vanity unit with inset wash hand basin, partially tiled walls with a timber panel ceiling, a radiator and an opaque window facing the side elevation.



## Garage

A detached brick built garage with up and over garage door power and light on the UPVC double glazed window facing the side elevation.

## Addendum

We are informed by the owners of the property that the gardens in the past have had planning permission for a further dwelling. This planning permission has lapsed and a fresh application would need to be applied for.

## 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.

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.

