

# Town & Country

Estate & Letting Agents

Rhyddyn Hill, Caergwrle, Wrexham

£445,000



Rhyddyn Hill in Caergwrle, Wrexham, is a detached three-bedroom bungalow of about 112 sqm on freehold land. The 3.5-acre plot is accessed via an unadopted road beside the bungalow, with double timber gates opening to gravel parking and the stable block, which includes three fixed stables, a tack room, and one movable stable.

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## LOCATION

Property is a detached bungalow located in a semi-rural residential area within the village of Caergwrle, Flintshire, Wales. This area offers a blend of countryside charm and convenient access to nearby towns such as Wrexham and Mold.

## SUMMARY

Rhyddyn Hill, located in Caergwrle, Wrexham, is a detached bungalow featuring three bedrooms, one bathroom, and two reception rooms. The property spans approximately 112 square meters and is held under freehold tenure.

The land extends to approximately 3.5 acres and is accessed via an unadopted road running alongside the right-hand side of the bungalow. Double timber gates open onto a gravelled off-road parking area, which in turn provides access to the land and the stable block. The stable block comprises three fixed timber stables, a tack room, and one movable stable.

## VESTIBULE

The property is accessed through a glazed front door leading into a vestibule with a quarry tile floor, which then opens via an internal glazed door into the reception hall.



## RECEPTION HALL

9'7 x 7'1

Featuring a ceramic tile floor, a radiator, a cloaks cupboard, and a built-in cupboard containing the Worcester gas boiler. Doors lead to the living room, shower room, and two bedrooms.



## LIVING ROOM

19'4 x 12'6

Featuring a UPVC double-glazed window to the front with a radiator beneath, an additional radiator at the

rear, ceramic tiled flooring, and a cast iron log burner. Glazed double doors open into the kitchen, while an arched doorway leads to the dining room.



## DINING ROOM

10'1 x 8'5

Continuing the ceramic tile flooring from the living room, the dining room features a radiator, UPVC double-glazed French doors opening to the rear garden, and a door leading to bedroom three.



## KITCHEN

11'8 x 9'4

The kitchen is fitted with a range of shaker-style wall, base, and drawer units, complemented by a display cabinet and decorative stainless steel handles. Ample granite work surfaces accommodate a Belfast sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, electric hob, stainless steel extractor hood, and microwave. There is also space and plumbing for a washing machine. The room features a ceramic tile floor, radiator, double-glazed window, and an opaque double-glazed door opening to the rear garden.



## BEDROOM ONE

12'3 x 10'6

Featuring wood-grain effect laminate flooring, fitted wardrobes and a dresser, and a UPVC double-glazed window to the rear elevation with a radiator beneath.



## BEDROOM TWO

9'2 x 8'6

Equipped with a series of mirror-fronted wardrobes spanning one wall, along with an additional built-in wardrobe, wood-grain effect laminate flooring, and a UPVC double-glazed window to the front elevation with a radiator beneath.





## BEDROOM THREE

9'9 x 5

Currently used as a study, featuring a ceramic tile floor and a UPVC double-glazed window to the elevation.



## SHOWER ROOM

6'6 x 7'1

Fitted with a white four-piece suite, including a corner shower enclosure with a thermostatic shower, a dual-flush low-level WC, a bidet, and a wash hand basin. The floor is ceramic tiled, and the walls are fully tiled. A double-glazed opaque window is positioned on the rear elevation, and loft access is available through the ceiling.

## FRONT GARDEN

At the front of the property, a driveway runs alongside to the garage. Beside the garage is a well-maintained garden featuring mature plants, shrubs, trees, a lawn, and outdoor lighting. Gated access to the rear garden is available from both sides of the property.



## REAR GARDEN

The rear garden, mainly south-facing, is laid to lawn with gravel and shrub borders, a stone boundary wall, outdoor lighting, and a water supply. It also provides

access to the car park and the land located behind the property.



## 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.

## Services

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

Council Tax Band E (£2746) Freehold

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