

Town & Country

Estate & Letting Agents

High Street, Wrexham

£425,000



This well-maintained home sits on a generous, slightly elevated plot in a sought-after village. The sunny south-facing rear garden offers lovely views over woodland and countryside. The property features gas central heating and UPVC double glazing throughout. Inside, there's an entrance hall, spacious living room with a Portuguese stone fireplace and conservatory, separate dining room, fitted kitchen, and large utility room with access to a single garage. Upstairs are four bedrooms and a family bathroom. Outside, the front garden includes a vegetable patch and colourful planting, with a block-paved driveway for up to six cars. Timber gates on both sides lead to the rear garden, which boasts well-stocked borders, lawns, and a spacious patio ideal for enjoying the views.

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DESCRIPTION

This beautifully maintained home enjoys a desirable, slightly elevated position on a generous plot within this sought-after village. The stunning rear garden benefits from a sunny southerly aspect and boasts delightful views over adjoining woodland and countryside.

The property features gas central heating and UPVC double glazing throughout. Inside, the accommodation includes a welcoming entrance hall, a spacious living room with a Portuguese stone fireplace and patio doors opening into a conservatory that offers splendid views over the garden. There is also a separate dining room and an attractive fitted kitchen, complemented by a large utility room that provides access to a single garage. The garage itself includes an electric oven and an up-and-over door.

Upstairs, the first-floor landing leads to a four-piece family bathroom and four generously sized bedrooms.

Outside, the front garden is attractively landscaped with a colourful variety of plants and shrubs, along with a vegetable patch. A block-paved driveway provides off-road parking for up to six vehicles. Gated timber side access on both sides of the property leads to the beautifully maintained rear garden, which features well-stocked borders, lush lawns, and a spacious patio area—perfectly positioned to make the most of the sunshine and enjoy the scenic views beyond.

LOCATION

Caergwrle is a historic village nestled along the River Alyn and at the base of Hope Mountain. It's known for landmarks such as the 13th-century Caergwrle Castle and the 17th-century Packhorse Bridge. The village is well-connected, with Caergwrle railway station providing services between Wrexham Central and Bidston, offering links to Liverpool via the Wirral Line.

ENTRANCE HALL

11'3 x 10'8

The property is accessed via a leaded and stained glass UPVC double-glazed front door, opening into a spacious and welcoming entrance hall. The hall features a coved ceiling, radiator, and a built-in double-door storage cupboard with hanging space and lighting. From here, doors lead to the cloakroom WC, kitchen, living room, and dining room. A staircase with spindle balustrades rises to the first-floor accommodation, with an opaque window at the turn and an additional storage cupboard beneath.



CLOAKROOM WC

6'2 x 3'6

Featuring a ceramic tiled floor and fully tiled walls, this space includes a radiator, an opaque window to the front elevation, a low-level WC, and a pedestal wash hand basin.



LIVING ROOM

15'9 x 12'5

Boasting a coved ceiling and radiator, this room features a

Portuguese stone fireplace with a living flame gas fire, and a patio door that opens into the conservatory.



CONSERVATORY

13'10 x 11'10

The conservatory features a ceramic tiled floor and is constructed with a low brick wall and a UPVC double-glazed frame, including French doors that open onto the paved patio and rear gardens. It offers a delightful view of the gardens and woodland beyond.



DINING ROOM

10'7 x 11'9

Room includes a front-facing window that offers a charming view of the vibrant front garden, and radiator.



KITCHEN

10'2 x 12'5

The kitchen is fitted with a range of attractive wall, base, and drawer units complimented by decorative handles, topped with granite work surfaces. It features a stainless steel one-and-a-half bowl sink with an adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven and an electric hob beneath a stainless steel and glass canopy extractor hood. There is also space and plumbing for a dishwasher.





UTILITY ROOM

8'9 x 8'7

Continuing with the porcelain tiled flooring from the kitchen, the utility room features partially tiled walls, a radiator, and an internal door leading to the garage. An opaque UPVC double-glazed door provides access to the rear garden. The room is fitted with wall and base units with work surfaces, housing a stainless steel single bowl sink with mixer tap, along with space and plumbing for a washing machine and dryer beneath.



BATHROOM

10 x 6'7

A spacious bathroom fitted with a four-piece suite, including a corner panel bath with mixer tap and handheld shower attachment, a low-level WC, a pedestal wash hand basin, and a corner shower enclosure with an electric shower. The walls are fully tiled, complemented by a radiator and an opaque window overlooking the rear elevation. The floor is ceramic tiled, and recessed downlights are set into the ceiling.



FIRST FLOOR LANDING

Continuing the banister and spindle balustrades from the entrance hall, the first-floor landing features a deep built-in storage cupboard with shelving, loft access, and doors leading to the bathroom and all four bedrooms.



BEDROOM ONE

12'5 x 11'3

Equipped with a variety of bedroom furniture, including wardrobes, drawers, and mirrored inserts, the room features a window overlooking the rear elevation with a radiator beneath, offering views of the garden, countryside, and woodland beyond.



BEDROOM TWO

11'3 x 10'9

Featuring a window overlooking the front garden with a radiator positioned beneath.



BEDROOM FOUR

10'6 x 7'5

Currently used by the vendor as a sitting room, this space features a window overlooking the front elevation with a radiator beneath and includes a built-in double wardrobe with hanging space.



BEDROOM THREE

12'5 x 7'5

Featuring a window overlooking the rear elevation with a radiator beneath, providing views of the rear garden and woodland, much like the principal bedroom.

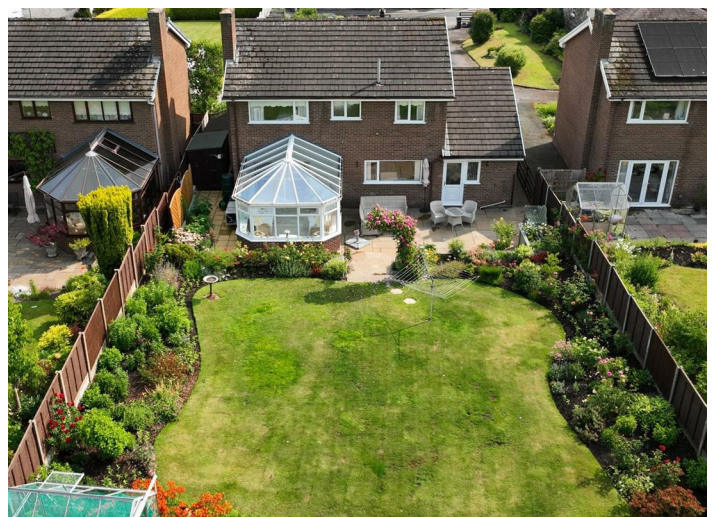


EXTERNALLY

The property is set on a generous-sized plot featuring a spacious front garden that includes a vegetable patch alongside a vibrant and diverse selection of plants and shrubs. At the front, there is ample brick-block parking space for up to six vehicles, providing convenient access to the garage. Timber gates on either side of the house offer side access leading to

the rear garden. A canopy with an external light shelters the main entrance door.

The rear garden boasts stunning woodland views and enjoys a sunny, south-facing aspect. It features a large paved patio area with steps leading up to further beautifully maintained lawns, abundant with mature and colorful plants and shrubs. A greenhouse is situated in the far right corner. The garden is enclosed by concrete posts with timber fence panels and benefits from outdoor lighting and an external water supply.



DRONE



ADDENDUM

The vendors have asked us to inform potential purchasers that, despite its colourful, well-stocked, and beautifully maintained appearance, the garden is actually herbaceous and requires very little attention. The plants lie dormant during the winter and, come spring and summer, they blossom beautifully with minimal care needed.

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.

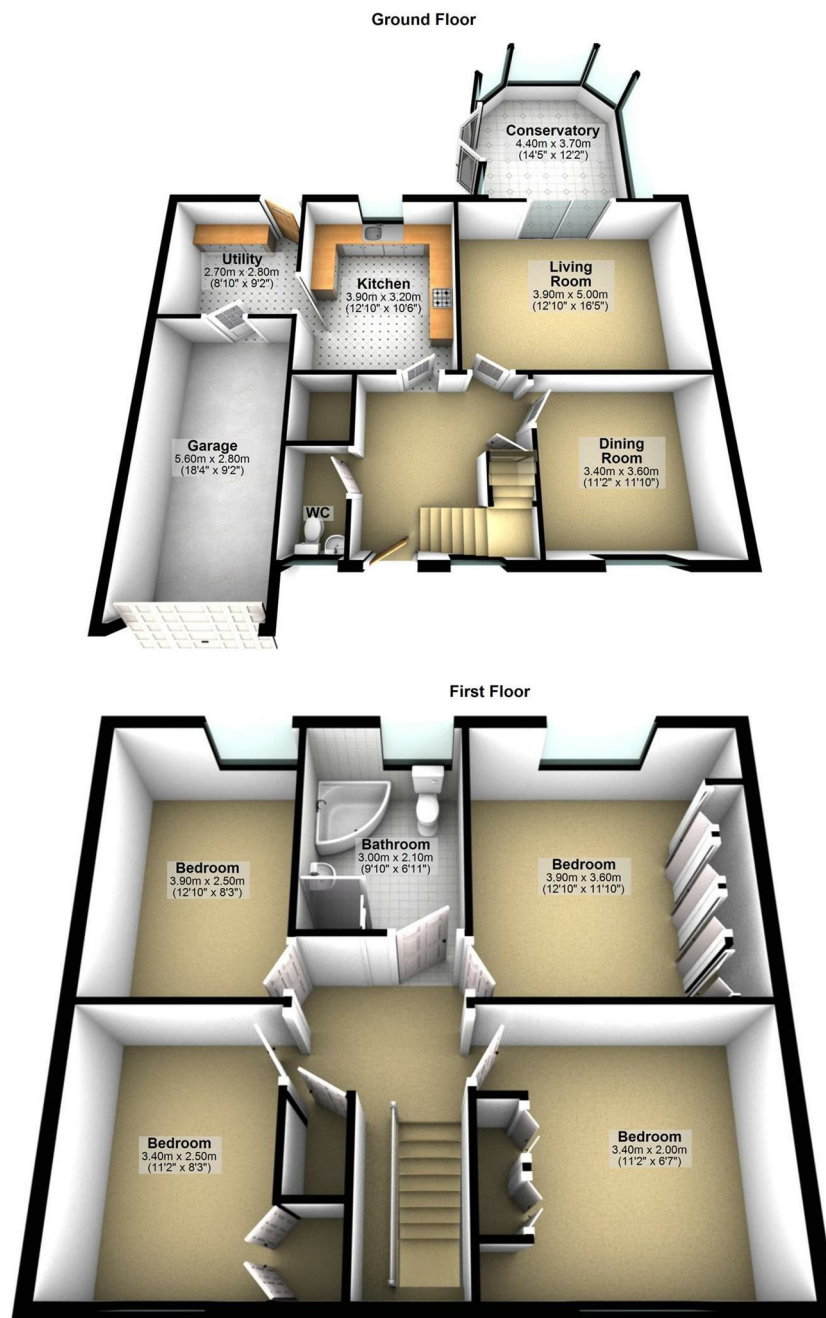
Mortgage Advice

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.



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	73	83
	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.