

Town & Country

Estate & Letting Agents

Alyn Crescent, Caergwrle, Wrexham

£190,000



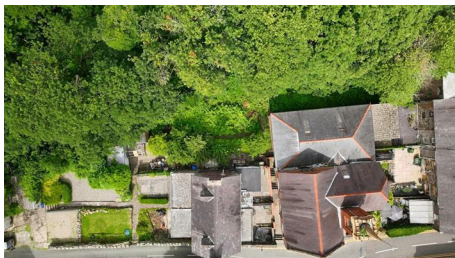
A spacious three-bedroom home set over three floors, offering flexible living space and generous gardens in a semi-rural location. The ground floor includes a living room with gas fire, dining room, breakfast room, fitted kitchen, and a modern shower room. Upstairs are two bedrooms and a family bathroom, with a third loft bedroom on the top floor. Externally, the property features a double garage, and wraparound gardens with mature planting, a greenhouse, shed, and outbuildings. Ideal for those seeking space, character, and access to nature.

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DESCRIPTION

A well-proportioned three-bedroom home offering spacious accommodation across three floors, with attractive gardens, garage, and scenic outdoor space. The property features a welcoming living room with a gas fire and open access to a separate dining room and breakfast room. The kitchen is fitted with a range of oak-style units, integrated double oven, and space for appliances. A rear hall leads to a modern ground floor shower room and provides access to the rear courtyard. Upstairs, the first floor comprises two bedrooms, a family bathroom with a corner bath, and access to a loft bedroom on the second floor featuring a vaulted ceiling and elevated front-facing window. Externally, the home benefits from a double pre-fabricated garage. Gardens surround the property with mature planting, a greenhouse, outbuildings, and a shed. A rear footpath and iron gates offer access to a peaceful garden that slopes down toward the River Alyn. Ideal for buyers seeking character, space, and a semi-rural setting within easy reach of Wrexham town centre.



LOCATION

Nestled at the foot of Hope Mountain, the historic village of Caergwrle offers a charming blend of rural beauty and everyday convenience. Surrounded by rolling countryside, this desirable village is known for its strong community spirit, scenic walking routes, and the iconic Caergwrle Castle ruins. Caergwrle benefits from a range of local amenities including shops, cafes, a post office, pub, and primary school, making it ideal for families and those seeking a quieter pace of life. The nearby village of Hope offers additional facilities, including a highly regarded secondary school. Excellent transport links are available, with Caergwrle railway station providing direct connections to Wrexham and Bidston (for Liverpool), while the A483 and A55 are easily accessible for commuting to Chester, Mold, and beyond. With its blend of village charm, access to open countryside, and excellent

connectivity, Caergwrle is a sought-after location for both families and professionals alike.



LIVING ROOM

16'5 x 11'0

The property is entered via an opaque uPVC double-glazed front door, opening into a living room with a front-facing window. A doorway leads to the stairwell rising to the first floor. An open through-way leads into the dining room. The room features a coal-effect gas fire with a marble hearth and Adam-style surround.



DINING ROOM

13'5 x 8'10

Includes a radiator and a door leading to an understairs storage cupboard. A glazed door opens into the breakfast room.



BREAKFAST ROOM

13'5 x 6'9

Features a side-facing window, a radiator, and a glazed door leading to a walk-in store with

fitted wall units. An open through-way leads into the kitchen.



KITCHEN

9'11 x 8'7

Fitted with a range of oak-style wall, base, and drawer units with display cabinets and ornamental handles. Work surfaces house a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated into the units is a stainless steel double oven with hob and extractor hood. There is space and plumbing for a washing machine. The kitchen has windows facing the rear and side elevations, and a door opens into the rear hall.

REAR HALL

Laid with ceramic tiled flooring. Provides access to the shower room and a uPVC double-glazed door opens to the rear courtyard.



SHOWER ROOM

Fitted with a separate shower enclosure with an electric shower, dual flush low-level WC, and wash hand basin. There is ceramic tiled flooring, an opaque window to the rear elevation, and an extractor fan.

FIRST FLOOR LANDING

Doors lead off to two bedrooms and the bathroom. A window faces the front elevation, and stairs rise to the loft bedroom. Radiator included.



BATHROOM

7'3 x 5'7

Fitted with a three-piece white suite comprising a corner panel bath, low-level WC, and pedestal wash hand basin. Partially tiled walls, radiator, rear-facing window, and extractor fan.



BEDROOM ONE

10'5 x 10'3

With a front-facing window, radiator, and a fitted shelved corner cupboard.

BEDROOM TWO

9'11 x 9'10

With a rear-facing window, fitted shelved corner cupboard, and radiator.

SECOND FLOOR LANDING

Includes a radiator and a door opening to the loft bedroom



LOFT BEDROOM THREE

10'10 x 9'8

Features a vaulted ceiling, radiator, and a high-level front-facing window.



EXTERNALLY

Located at the front of the property is a double pre-fabricated garage. Steps lead up to a gravelled garden, which is well-stocked with a variety of mature and established plants, shrubs, and trees. An iron gate to the side of the property opens to an outbuilding, shed, and greenhouse. A pathway runs along the left-hand side of the property, extending to a garden area that continues to the side of the chapel, beyond a hedge, down a bank that descends to the River Alyn. Pedestrian access is also available from the rear, where an iron gate opens into a concrete courtyard with an outside light. A further iron gate leads to steps descending along the side of the property and into the garden.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D £2246.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

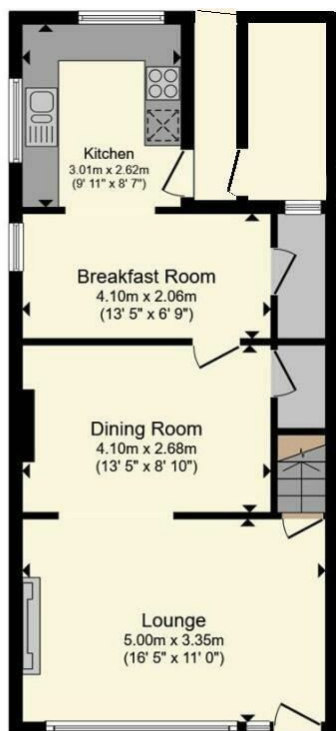
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

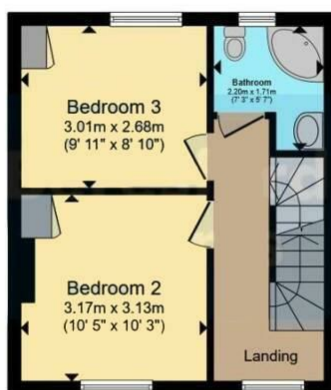
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

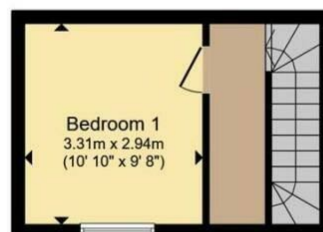
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Ground Floor



First Floor



Second Floor

Total floor area 95.4 m² (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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