

# Town & Country

Estate & Letting Agents

Llys Clark, Caergwrle, Wrexham

£349,950



Situated within a quiet modern cul-de-sac in this popular village, offering easy access to Wrexham city centre, Mold, local motorway networks, and a range of amenities and good schools, this beautifully presented four-bedroom detached family home should be viewed to be fully appreciated. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises: inviting entrance hall with cloakroom/WC, spacious living room with front-facing bay window, and open-plan kitchen/dining/sitting room with French doors to the rear garden. The kitchen is fitted with contemporary units and integrated appliances, with an adjoining utility room. Upstairs, there is a modern four-piece family bathroom and four bedrooms, the principal with an en-suite. Externally, the front offers twin off-road parking spaces with slate chip gardens, which can also serve as overflow parking. A timber side access leads to the landscaped rear garden, which features a paved patio, lawn, and slate chip borders, enclosed by timber fencing and hedging.

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## DESCRIPTION

A beautifully presented four-bedroom detached family home set in a quiet modern cul-de-sac in a sought-after village location. The property offers spacious living with a bay-fronted lounge, a generous open-plan kitchen/dining/sitting room, utility room, and a principal bedroom with en-suite. Outside, there is ample parking, a single garage, and a landscaped rear garden. Ideally positioned for access to Wrexham, Mold, motorway links, and local amenities.

## LOCATION

Llys Clark offers modern, family-friendly housing in a peaceful, well-connected village setting—perfect for families seeking quality homes near Wrexham.

## DIRECTIONS

Continue along A539, merging onto the A541. Follow the A541 until you reach Caergwrle, then exit onto a minor road heading into Abermorddu. Once in Abermorddu, look for Llys Clark, which is part of a residential development in that area (USRN: 46805647). Turn onto Llys Clark—it's located off one of the local feeder roads in Abermorddu.

## ENTRANCE HALL

13'1" × 5'6"

The property is entered through an opaque composite double-glazed front door with a small side window, opening into a welcoming entrance hall with a radiator. Stairs rise to the first-floor accommodation, with a light oak banister and white balustrades. Internal doors lead to the cloakroom/WC, the living room, and the open-plan kitchen/dining/sitting room.



## CLOAKROOM W/C

5'2" × 4'2" max

Fitted with a white two-piece suite comprising a dual-flush low-level WC and pedestal wash hand basin with tiled splashback. There is also a radiator and a ceiling-mounted extractor fan.



## LIVING ROOM

17'8" × 10'10"

A light and spacious living room featuring a bay window to the front elevation and two radiators.



## OPEN PLAN KITCHEN/DINING/SITTING ROOM

26' × 15'8" max

A generous and attractive space with two radiators, recessed ceiling downlights, a rear-facing window, and a glazed bay in the dining area with integrated French doors opening to the paved patio in the rear garden. The kitchen area is fitted with a range of contemporary cream and grey wall, base, and drawer units with chrome handles, complemented by work surfaces incorporating a breakfast bar. A stainless steel 1.5 bowl sink unit with mixer tap is set beneath the window. Integrated appliances include a stainless steel double oven, five-burner gas hob with extractor hood above and tiled splashback, dishwasher, and base-level fridge and freezer. An open throughway leads to the utility room.



## UTILITY ROOM

5'2" × 5'0"

Fitted with a matching base unit and work surface incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Space and plumbing are provided for a washing machine. There is also a radiator and a composite double-glazed door to the side elevation.

## FIRST FLOOR LANDING

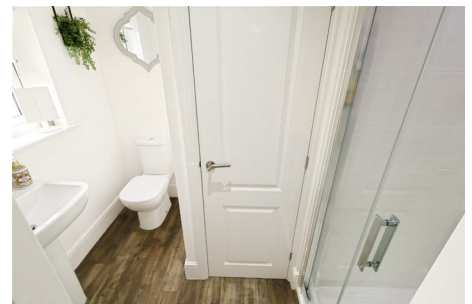
With loft access, a radiator, and a built-in cupboard housing the Worcester pressurised hot water cylinder. Doors lead to the family bathroom and all four bedrooms, the principal of which has en-suite facilities.



## PRINCIPAL BEDROOM

16'2" × 10'6"

Fitted with a range of gloss white wardrobes with stainless steel handles, two radiators, and a front-facing bay window. A door opens to the en-suite.



## EN-SUITE

8'7" × 5'8" max, L-shaped

Includes a built-in shelved linen cupboard and is fitted with a tiled shower enclosure with

thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. Additional features include a radiator, opaque front-facing window, and recessed ceiling downlights.



## BEDROOM TWO

11'9" x 8'2"

With a built-in double wardrobe with sliding mirrored doors, a radiator, and a front-facing window.



## BEDROOM THREE

11' x 9'

Rear-facing window overlooking the garden, with a radiator below.



## BEDROOM FOUR

8'8" x 8'2"

Built-in double wardrobe with sliding doors, one of which has three mirrored inserts. Rear-facing window with radiator below.



## FAMILY BATHROOM

8'2" x 6'8"

Fitted with a modern white four-piece suite comprising a tiled shower enclosure with thermostatic shower, a panelled bath with mixer tap, a dual-flush low-level WC, and pedestal wash hand basin with mixer tap. Part-tiled walls, chrome heated towel rail, opaque rear-facing window, recessed ceiling downlights, and extractor fan.



## EXTERNALLY

To the front of the property are twin off-road parking spaces with slate chip gardens, which can also serve as overflow parking if required. To the right-hand side is a timber sleeper-enclosed planted bed, and to the left-hand side, timber side access opens to the rear garden. Above the front door is a canopy storm porch with a courtesy light. The landscaped rear garden features paved pathways, a patio area, lawn, and slate chip gardens, enclosed by a combination of timber fence panels and hedging. There is also an external light and water supply.

## GARAGE

A single garage can be accessed from the front via an up-and-over door, or from the side via a double-glazed composite door. Inside, the garage benefits from power and light.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax: Band C £1997.00

## 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.

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