

# Town & Country

Estate & Letting Agents

Ty Cerrig, Caergwrle, Wrexham

£189,950



Tucked away in a quiet cul-de-sac, Ty Cerrig is a detached two-bedroom bungalow with gas central heating, UPVC double glazing, no onward chain, and easy access to Wrexham, Mold, and the motorway network.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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TEL: 01978 291345

## DESCRIPTION

Located in a quiet cul-de-sac at the heart of this popular village, Ty Cerrig offers easy access to Wrexham, Mold, and the motorway network, with a good range of local amenities nearby. This detached two-bedroom bungalow benefits from gas central heating, UPVC double glazing, and no onward chain.

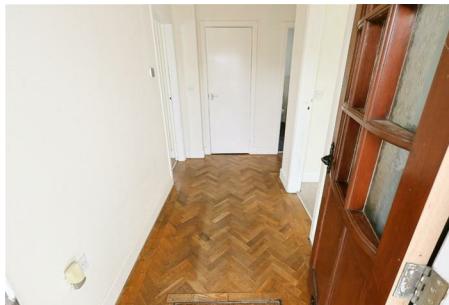


## LOCATION

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.

## VESTIBULE

Leaded, opaque UPVC double-glazed door opening to a small vestibule, with internal glazed door to the entrance hall.



## ENTRANCE HALL

11'2 x 7'6 (max)

L-shaped hallway with parquet flooring, radiator, loft access, cloaks cupboard, and doors to both bedrooms, bathroom, and living room.



## LIVING ROOM

17'1 x 12'4

Front-facing window with radiator below, wall-mounted remote-control electric fire, and door to kitchen/dining room.



## KITCHEN/DINING ROOM

17'9 x 8'1

Fitted with white wall, base, and drawer units with decorative handles and ample worktop space. Stainless steel 1½ bowl sink with mixer tap and tiled splashback. Integrated oven, hob, and extractor. Space/plumbing for washing machine. Wall-mounted Glow-worm gas combi boiler in cupboard. Dining area with radiator. Two rear windows and opaque UPVC door to garden. Recessed ceiling downlights.



## BEDROOM ONE

13'1 x 9'3

Front-facing with radiator.



## BEDROOM TWO

9'9 x 11'1

Rear-facing with radiator.

leading to the enclosed rear garden, which features a lawn, shrub borders, and a raised deck patio. Courtesy lights flank the front door, with an additional security light to the garage.

power, light, water supply, and wooden pedestrian side door.



## BATHROOM

7'5 x 6'5 (max)

White three-piece suite comprising panelled bath with mixer tap and dual-head thermostatic shower over, folding glass screen, dual-flush WC, pedestal wash basin with mixer tap. Partially tiled walls, chrome heated towel rail, opaque rear window, recessed ceiling downlights.

## Services

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

Freehold

Council Tax Band - D (£2246 Per Year)

## 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.



## VIEWS OF CASTLE RUINS

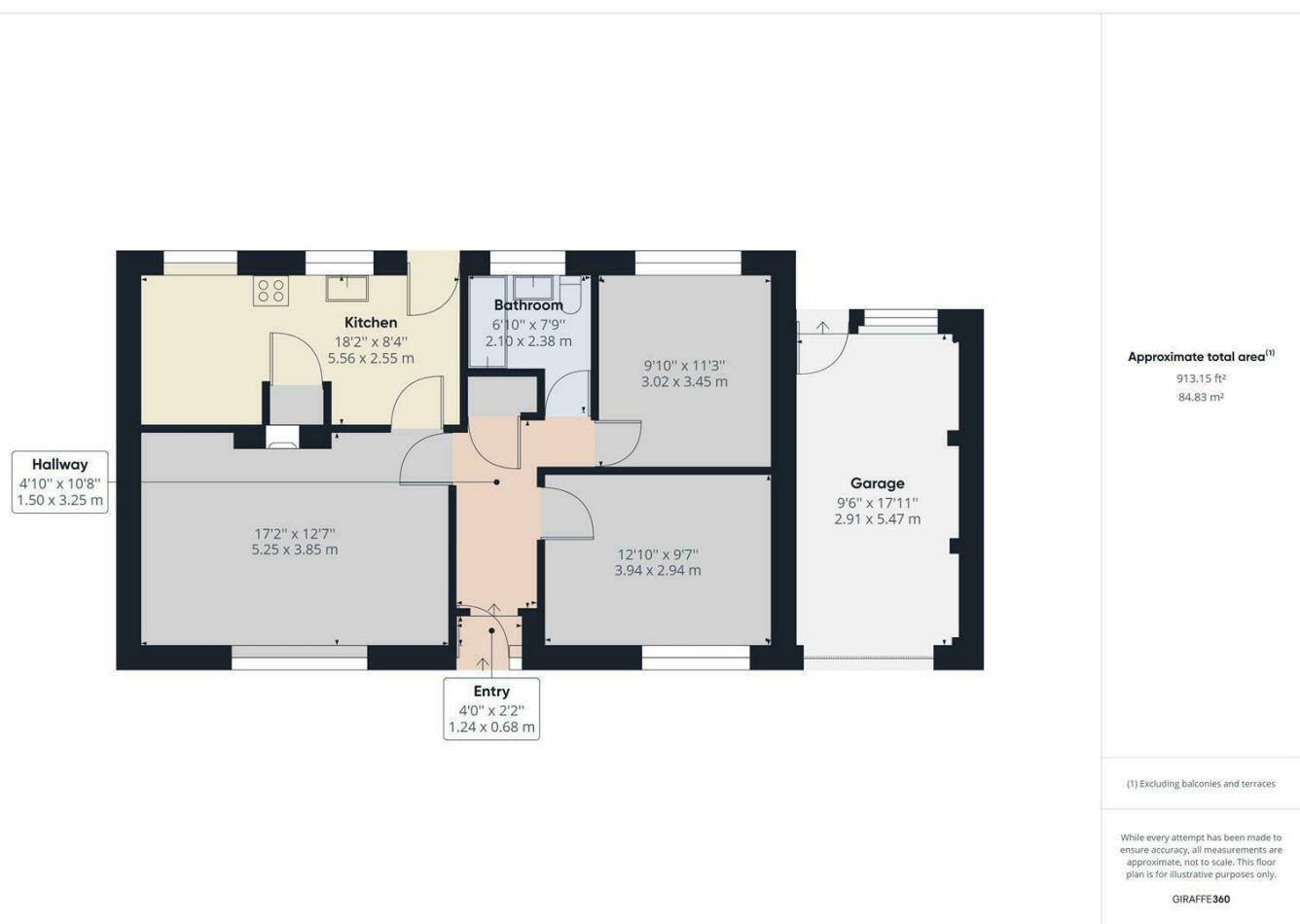
## GARAGE

17'10 x 9

Electric up-and-over door, rear window,

## EXTERNALLY

Externally, there is off-road parking in front of a single garage, a lawned front garden with shrubs, and a side path



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		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	