

Town & Country

Estate & Letting Agents

Hawarden Road, Wrexham

£199,950



A fantastic opportunity to purchase this three bedroom link detached house, being well presented and situated in a popular village location. The property comprises; entrance, kitchen/diner, lounge with balcony and garage providing ample off road parking, with three bedrooms and additional room currently being utilised as a dressing room, with family bathroom on the ground floor. Externally is a sloped garden to front, with a lawned garden with raised patio areas to rear. Viewings are highly recommended!

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Location

Situated in a popular and sought after village location, being a short walk from the main village centre of Caergwrle, having a range of facilities to include butchers, hairdressers, beautician, pharmacy, two local village pubs and a takeaway. In the neighbouring village of Hope there are well regarded schools for all ages, along with a range of public transport and good road links to Wrexham/Mold town centre facilities.

Entrance

The property is accessed via a UPVC double glazed door into the kitchen.



Kitchen/Diner

18'2 x 10'8

The kitchen is fitted with an array of wall, base and drawer units with complimentary work surfaces. Stainless steel 1 & 1/2 bowl sink unit with mixer tap and tiled splashbacks. Integrated stainless steel oven, hob and extractor hood above. Slimline dishwasher. Plumbing for a washing machine. Over-stairs store cupboard. Timber laminate flooring. Double glazed window to front.



Lounge

18'2 x 11'3

Timber laminate flooring. French door opening to decked patio area with iron railings. Double glazed window to rear with pleasant outlook. Door to garage. Radiator.

Lower Floor Hallway

UPVC double glazed door to side. Internal doors to:



Bedroom One

11'2 x 8'9

Currently utilised as a dressing room.

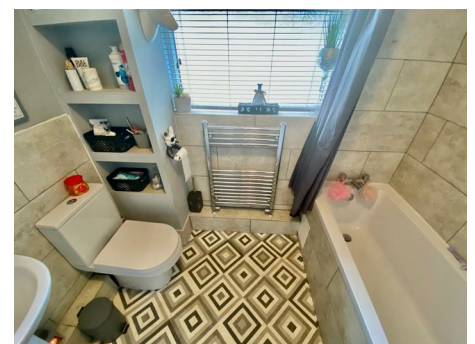
Double glazed window to rear. Radiator. Internal door opening to the storage area below the garage, currently utilised as a dressing room/bedroom measuring 25'2 x 7'4 approx.



Bedroom Two

10'9 x 7'8

Built-in wardrobe. Timber laminate flooring. Double glazed window to front. Radiator.



Bathroom

7'1 x 5'7

Low level W/C. Pedestal wash hand

basin with mixer tap. Panel and tiled enclosed bath with electric shower and protective screen. Heated towel rail. Partially tiled walls. Fitted shelving unit. Opaque double glazed window to front.



Bedroom Three

7'7 x 7'6

Double glazed window to rear. Radiator.

Garage

15'10 x 8'6

Accessed via an up and over door, with power and light. UPVC double glazed window to rear.



Outside

Externally to the front of the property is a sloped lawned garden with steps leading down the side to the rear garden. Off-road parking is provided in front of the garage. The rear garden is made up of a lawn area with two raised patio areas, one decked and the other paved.



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 the office and one of the team will assist you further.

Services (Wrexham)

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

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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.

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.

