



**£875 Per Month**

50 Castle Street, Caergwrle, Wrexham, LL12 9DS

# 50 Castle Street, Caergwrle, Wrexham, LL12 9DS

TOWN AND COUNTRY are delighted to present this beautifully modernised two-bedroom home, situated in a sought-after village location.

This well-presented property briefly comprises a welcoming lounge featuring a multi-fuel burner, a contemporary fitted kitchen, a modern ground floor shower room, two bedrooms, and an en-suite to the principal bedroom.

Externally, the property benefits from a patio seating area, useful bin stores and a tiered rear garden.

Ideally located close to local amenities, the property is within walking distance of Caergwrle train station and nearby bus routes, offering excellent transport links to Wrexham City Centre and surrounding areas.

## Entrance

Door to front entrance into:

## Lounge

11'10" x 11'10" (3.61 x 3.61)  
Wood burner with tiled hearth. Built-in shelving.  
Double glazed window to front. Radiator.

## Kitchen/Diner

12'10" x 11'10" (3.91 x 3.61)  
Fitted with a modern range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap. Integrated electric oven and hob with extractor fan over. Integrated washing machine. Space for fridge-freezer. Understairs storage cupboard. Inset spotlights. Double glazed window to rear. Radiator.

## Rear Hallway

Tiled flooring. Double glazed window to side. Double glazed door to rear. Combi boiler.

## Downstairs Shower Room

Low level W/C. Wash hand basin set in vanity unit. Corner shower. Localised wall tiling. Tiled flooring. Heated towel rail. Double glazed window to rear.

## Landing

Doors off to:

## Bedroom One

12'0" x 10'2" (3.66 x 3.10)  
Double glazed window to rear. Radiator.

## En-Suite

7'10" x 7'8" (2.39 x 2.34)  
Low level W/C. Pedestal wash hand basin. P-shaped panel enclosed bath. Tiled flooring. Heated towel rail. Inset spotlights. Double glazed window to rear.

## Bedroom Two

12'0" x 12'0" (3.66 x 3.66)  
Double glazed window to front. Radiator.

## Outside

Patio area to rear with outbuildings, with tiered enclosed garden.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

