Wingetts
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8 Alyn Crescent, Wrexham, LL12 9AQ

Offers In Excess Of £125,000

Elevated two-bedroom end-terrace property offered with no onward chain, conveniently located in the village of Caergwrle close to local shops/amenities. In need of some redecoration the living accommodation briefly comprises; an entrance hall, generous lounge with access to useful understairs storage, fitted kitchen leading through to a utility room/WC and a separate dining room featuring an original cast iron oven/fireplace. To the first floor are two double bedrooms, with the front bedroom benefiting from an ensuite shower room. A further bathroom is accessed from the rear bedroom. Externally, the property benefits from a cellar accessed from the main street, on street parking, shared access for bins/walkway and a small yard area. Early viewing advised please call Wingetts today to arrange a viewing. Energy Rating – D (65)

LOCATION
Located on the fringe of the village of Caergwrle approximately five miles from Wrexham City Centre and enjoying good road links to Chester and Mold. The village provides a range of day to day shopping facilities and social amenities, whilst both Wrexham and Mold offer a wider range of amenities. There are picturesque countryside walks together with highly regarded Secondary and Primary Schools nearby. The A483 by-pass is only a short driving distance away providing easy daily commuting to the major commercial and industrial centre of the region.

DIRECTIONS
From Wrexham proceed out of the city passing Wrexham University onto the A541 in the direction of Mold. After approx. 3 mile you will enter the village of Abermorddu, proceed past the school on your left, continue along Wrexham Road until you approach the Castle Street turning on your right onto Alyn Crescent and the property will be observed on the right.

ON THE GROUND FLOOR
Part glazed entrance door opening to:

ENTRANCE HALL
With fitted carpet, radiator, mains wired smoke alarm, and staircase leading to the first floor.

LOUNGE 11'1 x 10'7 (3.38m x 3.23m)
Enjoying a double glazed bay window, fitted carpet, cast iron fireplace with marble hearth (currently closed off), radiator, access to understairs and door leading to dining room.

DINING ROOM 13'5 (max) x 10'6 (4.09m (max) x 3.20m)
This inviting space enjoys a double glazed window, fitted carpet, radiator, original cast iron fireplace with grate marble hearth and oven.

KITCHEN 6'5 x 6'6 (1.96m x 1.98m)
Fitted with a range of wall and base units with worktops and tiled splashback, vinyl flooring, sink with drainer and mixer tap, electric hob/oven with extractor, double glazed windows and and external door leading to the yard.

UTILITY ROOM/WC 5'2 x 5 (1.57m x 1.52m)
Fitted with worktop, vinyl flooring, white pedestal wash basin, low flush w.c., plumbing for washing machine, frosted double glazed window and Glowworm Combi boiler.

BEDROOM ONE 9 x 11'1 (min) (2.74m x 3.38m (min))
Front aspect double bedroom with fitted carpet, 2 x glazed windows, radiator, small alcove area.

EN-SUITE 3'5 x 7'10 (1.04m x 2.39m)
Appointed with a white suite of pedestal wash basin, low flush w.c., shower enclosure with mains shower, part tiled walls, tiled floor and heated towel rail.

BEDROOM TWO 14'4 x 13'10 (4.37m x 4.22m)
Rear aspect double bedroom with double glazed window, radiator, fitted carpet and fitted wardrobes.

FAMILY BATHROOM 6'4 x 6'4 (1.93m x 1.93m)
Fitted with a three piece suite comprising of a wash hand basin, panelled bath with mains shower, part tiled walls, vinyl flooring, heated towel rail and frosted double glazed window.

CELLAR
Accessed from the main street, with power and lighting.

EXTERIOR
On street parking, shared access for bins/walkway and a small yard area.

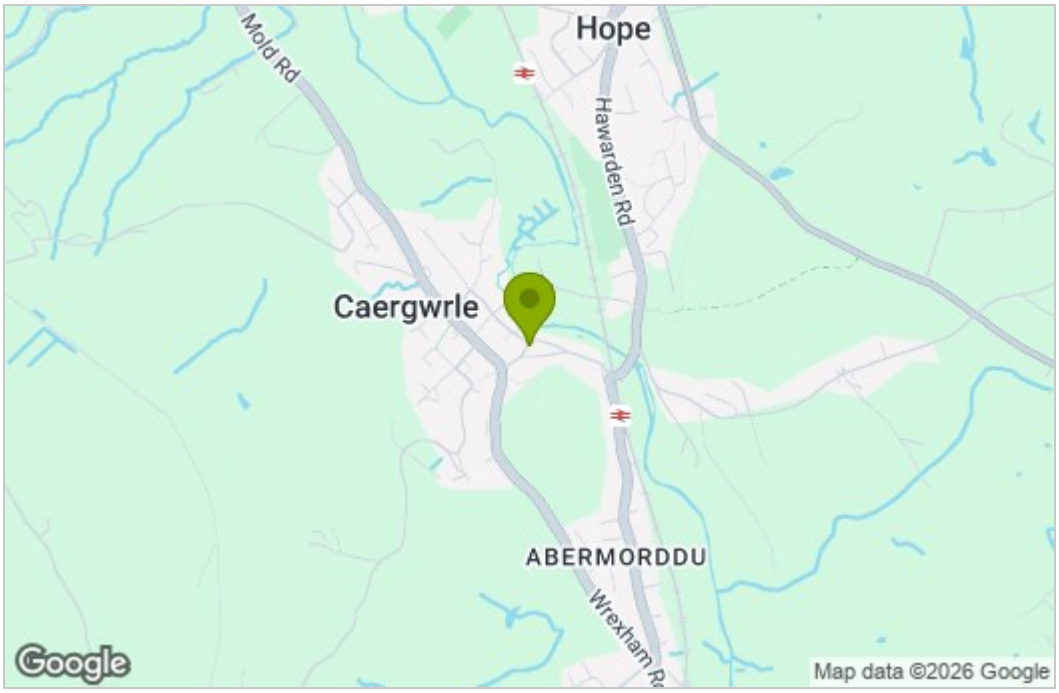
PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).



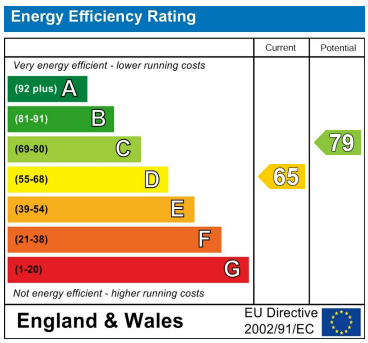


Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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