



## Inglenook Hawarden Road

Caergwrle, Wrexham, LL12 9BB

£150,000



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## Accommodation Comprises

### Entrance Hallway

Approached via paved steps leading to a UPVC entrance door, the hallway features wood-effect flooring, a single panel radiator, and a central ceiling light point. Stairs rise to the first-floor accommodation.

### Dining Room

A welcoming and versatile reception space with textured and coved ceiling, central ceiling light point, and modern-style wood panelling to the walls. The wood-effect laminate flooring flows seamlessly into the lounge. A UPVC double-glazed window to the front elevation allows plenty of natural light, complemented by a double radiator.

### Lounge

A beautifully presented living area featuring an electric fire set on a tiled hearth with a wooden mantel and marble-effect inset. The room includes textured and coved ceiling, central ceiling light point, and a UPVC double-glazed window to the rear overlooking the garden.

### Kitchen

Fitted with a range of recently upcycled wall, base and drawer units creating a stylish and modern finish. Features include slate-effect tiled flooring, an integrated induction hob with tiles throughout, electric oven, and plumbing for a washing machine. There is a stainless-steel sink with drainer and mixer tap, integrated fridge freezer, decorative glass display cupboard, and a breakfast bar comfortably seating two. The kitchen also benefits from a double radiator and three UPVC double-glazed windows to the side and rear elevations, providing excellent natural light.

### Conservatory

A lovely additional living space featuring exposed brick dwarf walls, slate-effect tiled flooring, and UPVC double glazing throughout with top openers. The conservatory enjoys a frosted perspex roof with wood panelling, a wall

light point, and a UPVC door leading out onto the rear garden.

## First Floor Accommodation

### Landing

A spacious landing area with central ceiling light point, textured ceiling and loft access hatch.

### Bedroom One

A generous double bedroom with wood-effect laminate flooring, single panel radiator, central ceiling light point and two UPVC double-glazed windows to the front elevation.

### Bedroom Two

A second double bedroom overlooking the rear garden and open countryside. Features include wood-effect laminate flooring, a built-in storage cupboard with shelving, UPVC double-glazed window with top opener and single panel radiator.

### Family Bathroom

A modern bathroom comprising tiled-effect vinyl flooring, corner bath, WC, wash hand basin and separate shower cubicle with electric shower and handheld attachment. Additional features include splashback tiling, recessed ceiling spotlights, towel radiator, and a frosted UPVC double-glazed window to the rear elevation.

### Garden

The rear garden is designed for low maintenance, arranged over several levels. It features a paved patio area, gravelled sections, and an area laid with artificial grass, offering space for potted plants or occasional outdoor seating. Paved steps lead up to additional terraced areas with pleasant views towards the surrounding countryside.

## Council Tax Band - C

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts

Tel: 01352 700070

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### Misrepresentation Act

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### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

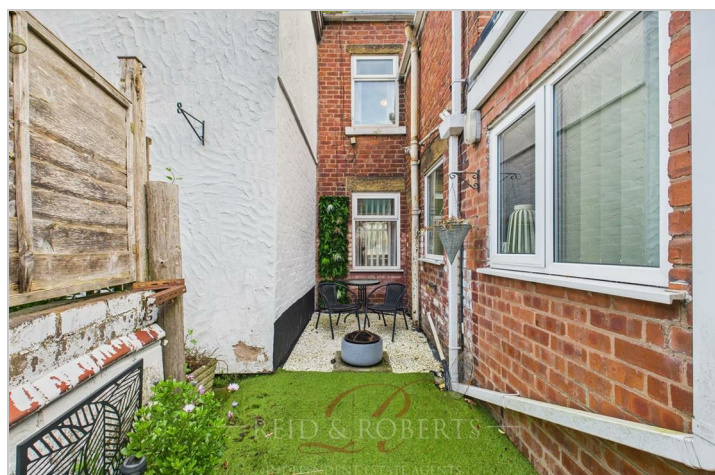
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



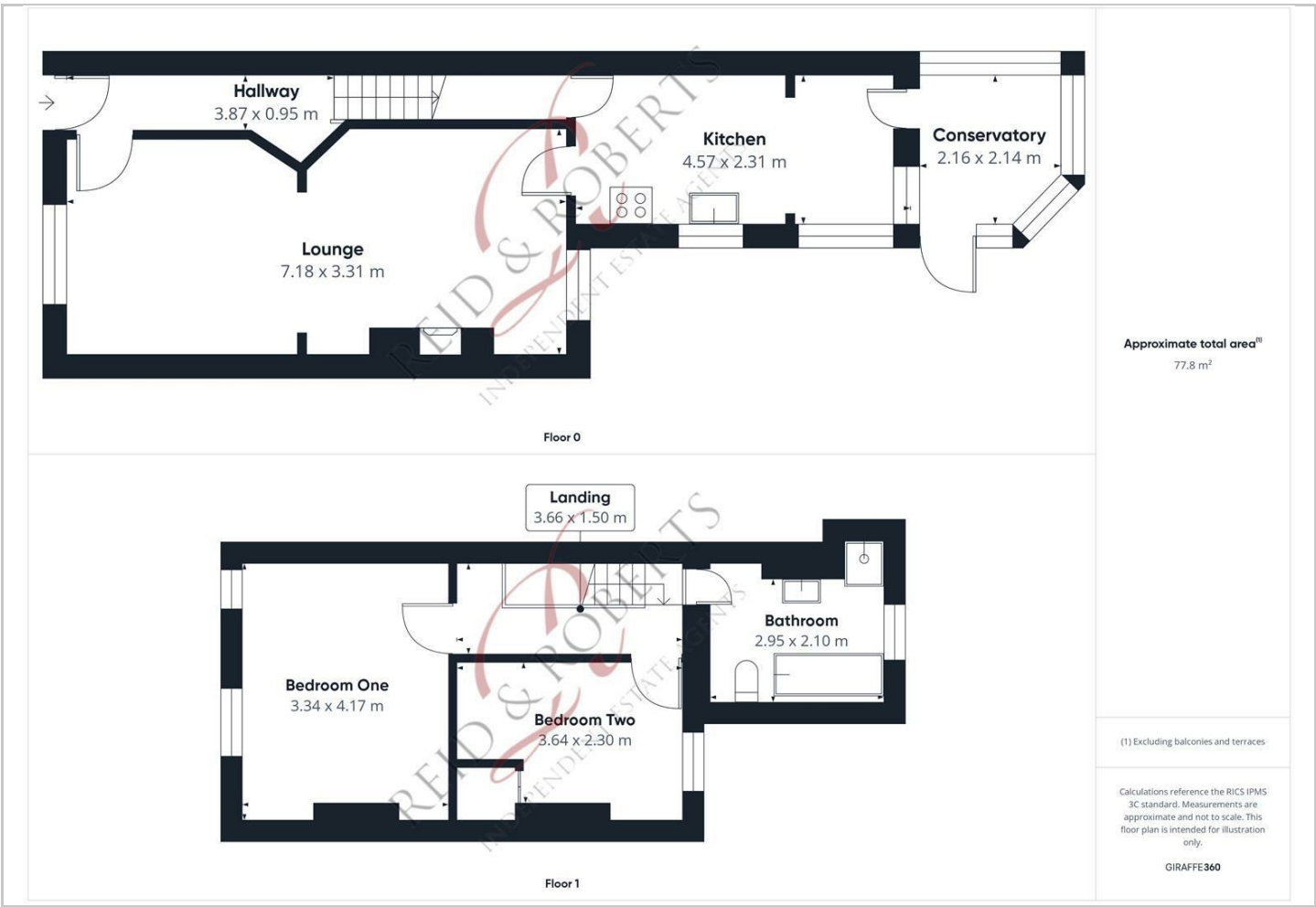
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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