REID & ROBERTS

INDEPENDENT ESTATE AGENTS

5, Prospect Terrace Hawarden Road

Caergwrle, Wrexham, LL12 9DE

Offers In The Region Of £185,000

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The Use of AI

AI Image Disclaimer: Certain images have been digitally enhanced using AI to illustrate the potential appearance of the garden following clearance and landscaping. These images are for illustrative purposes only and do not represent the property's current condition. Buyers should refer to the original photographs and satisfy themselves as to the property and grounds during a viewing.

Accommodation Comprises

The property is approached via a paved pathway leading to a wrought iron gate, which opens onto a further paved pathway providing access to the front entrance.

Entrance Hallway

The property is approached via a front facing glazed uPVC entrance door which opens into the welcoming Entrance Hallway. From here, a staircase rises to the First Floor accommodation, whilst an internal door provides access into the spacious Lounge/Dining Room. The hallway provides a practical introduction to the home and leads naturally through to the principal living accommodation.

Lounge/Dining Room

A particularly spacious and versatile Reception Room enjoying a dual aspect outlook, with uPVC double glazed windows to both the front and rear elevations allowing plenty of natural light to flow throughout the room. The generous proportions provide ample space to create clearly defined sitting and dining areas, making this an ideal room for both relaxed everyday living and entertaining family and friends. A feature fireplace incorporating a living-flame electric fire creates an attractive focal point, whilst ceiling coving and two radiators complete the room. A further door leads conveniently through to the Kitchen.

Kitchen

A well-proportioned Kitchen offering an excellent range of fitted wall and base units, providing plentiful storage together with generous worktop and preparation space. A one and a half bowl sink and drainer is positioned beneath the rear-facing uPVC double glazed window, with an additional window to the side allowing further natural light into the room. There is space for a range-style cooker, washing machine and freestanding fridge/freezer, with ample room for a breakfast table and chairs, creating a practical space for informal dining. Further benefits include tiled flooring, tiled walls, radiator and a particularly useful understairs storage cupboard. A part-glazed uPVC external door opens directly onto the rear garden, ideal for everyday family living and outdoor entertaining.

First Floor Comprises

First Floor Landing

The staircase rises from the Entrance Hallway onto the First Floor Landing, which provides access to all Three Bedrooms and the Family Bathroom. The landing also provides access to the loft space, offering useful additional storage potential.

Bedroom One

A generous Principal Double Bedroom positioned to the front of the property and enjoying plenty of natural light through a uPVC double glazed window. The room provides excellent proportions with ample space for a double bed and additional bedroom furniture. An extensive range of fitted wardrobes, drawers and over-bed storage cupboards provides an abundance of practical storage whilst helping to maximise the available floor space. Finished with a radiator.

Bedroom Two

A further well-proportioned Double Bedroom situated to the rear of the property, enjoying an outlook over the generous garden through a uPVC double glazed window. The room comfortably accommodates a double bed together with additional bedroom furniture and benefits from fitted wardrobes providing useful storage. With its pleasant rear aspect and generous proportions, this would make an excellent second double bedroom, guest room or children's bedroom.

Bedroom Three

A versatile Third Bedroom positioned to the rear of the property with a uPVC double glazed window overlooking the garden. Although more compact in size, the room offers excellent flexibility and could be utilised as a Single Bedroom, Nursery, Home Office or Dressing Room depending upon the purchaser's individual requirements. Radiator.

Bathroom

Fitted with a white three-piece suite comprising a panelled bath, wash hand basin set within a useful vanity unit providing additional storage, and a low-level WC. The bathroom benefits from fully tiled walls, a side-facing uPVC double glazed window providing natural light and ventilation, together with a radiator.

External

The outside space is a particular feature of this property, with generous gardens providing tremendous potential for purchasers looking to create an impressive outdoor setting. A paved pathway provides access to the front entrance, whilst gated side access leads through to the extensive rear garden.

Rear Garden

The rear garden has previously been utilised as productive vegetable plots and provides a fantastic blank canvas for keen gardeners or families looking to create a substantial lawned garden, seating and entertaining areas. The generous space may also provide scope to extend the existing property, subject to obtaining all relevant planning permissions and consents. Existing features include a Greenhouse, Patio Area and Mature Hedging.

Adjacent to the property is a particularly useful Outbuilding incorporating a Utility Area with plumbing for a washing machine, sink and separate WC, providing valuable additional facilities away from the main accommodation.

Additional Land – Available By Separate Negotiatio

Beyond the main garden lies a substantial additional parcel of land which is available to purchase by separate negotiation. The land incorporates a Large Detached Garage/Workshop and benefits from a right of access over adjoining land. This is a particularly exciting addition for purchasers requiring substantial additional storage, workshop facilities or further outdoor space and could offer potential for a variety of future uses, subject to obtaining any relevant planning permissions and consents.

EPC Rating - D

Council Tax Band - D

Tel: 01352 700070

Do You Have A Property To Sell?
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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.

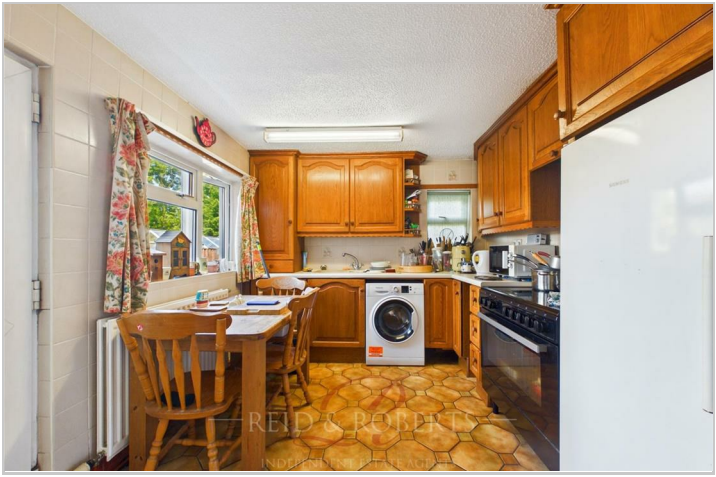
Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Would you like to arrange a viewing?
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map

Hybrid Map

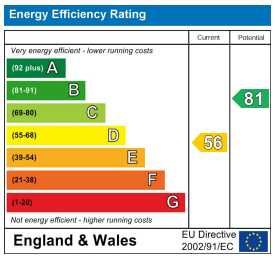
Terrain Map

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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