



3 Hope View Gwalia

Caergwrle, Wrexham, LL12 9LE

£159,000



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Entrance

Access is gained via a composite entrance door leading into the Lounge

Lounge

Featuring oak flooring and a log burner set within the chimney breast, creating an attractive focal point. Additional features include built-in storage cupboards and shelving, a television point, panelled radiator, and a newly installed UPVC double glazed window to the front elevation allowing natural light to fill the room.

Kitchen/Diner

Well appointed kitchen fitted with a range of wall, drawer and base units with solid wood worktop surfaces over. Incorporating a Belfast sink unit with mixer tap, integrated 'Cooke & Lewis' oven with four ring electric hob, and space for a freestanding fridge/freezer and washing machine. Further features include tiled flooring, a wall-mounted radiator, and useful under-stairs storage. Stairs rise from the kitchen to the first floor accommodation.

Stairs to the First Floor

Carpeted stairs rising to the first-floor landing with access to the loft which is half boarded and ladders attached. Doors lead off to Two bedrooms and the bathroom.

Bedroom One

Featuring a UPVC double glazed window to the front elevation showcasing views of Hope and hills beyond, carpeted flooring, double panelled radiator, and ceiling light point. The room also benefits from a feature fireplace, adding character and charm.

Bedroom Two

Featuring a UPVC double glazed window to the rear elevation, carpeted flooring, and double panelled radiator. Additional features include bifold doors opening to a useful storage area, ceiling light point, telephone point, and housing the 'Ideal' boiler.

Bathroom

A modernised bathroom fitted with a three-piece suite comprising a tiled bath with mixer tap and mains shower over, featuring a waterfall head and separate handheld attachment. Wall-mounted wash hand basin and low-level WC. Fully tiled walls and flooring, with an extractor fan and ceiling light point completing the space.

Outside

The property benefits from a beautifully maintained and established rear garden, offering a wonderful outdoor space. The garden features a patio seating area ideal for relaxing and entertaining, along with a variety of plants wisteria, shrubs, hedging, and mature fruit trees including apple, pear, and plum. Additional benefits include, two storage sheds, log storage area, external power point, and water tap.

Additional Information

New roof with warranty (2024)
Part boarded loft with ladder
New double glazing to the front (2024)
New carpets (2024)

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

Mortgage Advice.

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. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

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.

Misrepresentation Act.

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.

Loans.

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

Services.

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

Hours Of Business.

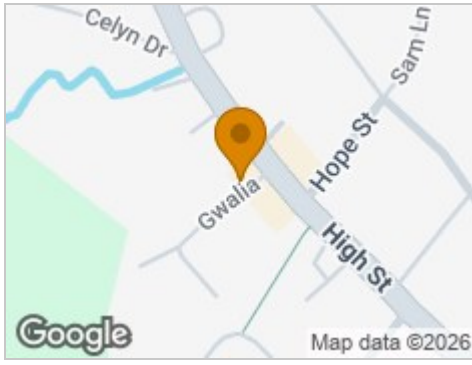
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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