



61 High Street

, Caergwrie, LL12 9LH

Offers Over £400,000



**** DETACHED FAMILY HOME ** VILLAGE LOCATTION ** ELEVATED POSITION ** OVERLOOKING FIELDS AND WOODLAND ** VIEWING RECOMMENDED ****

Reid and Roberts Estate Agents are delighted to offer For Sale this beautiful detached house located in the sought after village of Caergwrie. The property is situated in an elevated position overlooking fields and woodland to the rear. The light and spacious rooms provide versatile living space making this an ideal family home.

The accommodation in brief comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility and Cloakroom to the ground floor, with Four Bedrooms and a five piece Family Bathroom to the First Floor. Externally there are attractive, well maintained gardens to the front and rear and driveway parking for a number of vehicles leading to an integral, larger than average garage.

Caergwrie is situated between the Towns of Mold and Wrexham situated on the A541 road, it is contiguous with the villages of Abermorddu and Hope, though in parts Caergwrie and Hope are separated by a river border. The village lies on the River Alyn and sits at the base of Hope Mountain. You will find a local petrol station, various shops and takeaways and two local public houses, along with a railway service and close by you will find a primary school in the villages of Hope and Abermorddu. The property is also located within the catchment area for the popular Castell Alyn secondary school.



ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking leading to a larger than average garage.

Wood effect uPVC door with decorative inset leads into:

Reception Hall 10'11" x 8'2" (3.33 x 2.49)

Built in storage cupboard with hanging rail and shelving, textured and coved ceiling, stairs leading to first floor accommodation and double panel radiator.

Cloakroom

Fitted with a two piece suite comprising wash hand basin and low level flush WC Tiled walls, tiled flooring, single panel radiator and frosted double glazed window to the front elevation.

Lounge 16'2" x 12'10" (4.93 x 3.91)

Light and spacious with double glazed french doors overlooking the beautiful rear garden. Pebble effect gas fire set on a stone effect fire place with matching hearth, t.v.aerial point, coved ceiling, double panel radiator and telephone point.

Dining Room 11'8" x 11'0" (3.56 x 3.35)

Textured and coved ceiling, single panel radiator and double glazed window to the front elevation.

Kitchen/Breakfast Room 12'10" x 10'6" (3.91 x 3.20)

Fitted with a range of wall and base units with roll top work surfaces over, one and a half sink bowl unit with drainer and mixer tap over, splash back wall tiling, built in four ring electric 'Induction' hob with electric oven below and extractor hood over, void and plumbing for dishwasher, space for table, double panel radiator and double glazed window overlooking the rear garden.

Frosted glass panelled door leading into:

Utility Room 9'3" x 9'0" (2.82 x 2.74)

Fitted with base units providing storage, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine, space for fridge/freezer, single panel radiator and double glazed window to the rear elevation.

Courtesy door leading to the integral garage and frosted double glazed door leading to the rear garden.

STAIRS FROM RECEPTION HALL LEAD TO:

Landing 7'3" x 5'6" (2.21 x 1.68)

Turned staircase from the Hallway leads to the spacious landing area where you will find a built in storage cupboard housing water heater and with shelving, loft access point, textured ceiling and frosted double glazed window to the side elevation.

Doors give access to all bedrooms and family bathroom

Bedroom One 12'11" x 11'8" (3.94 x 3.56)

Textured ceiling, single panel radiator and double glazed window to the rear elevation.

Bedroom Two 11'8" x 11'1" (3.56 x 3.38)

Textured ceiling, single panel radiator and double glazed window to the front elevation.

Bedroom Three 12'11" x 7'6" (3.94 x 2.29)

With textured ceiling, single panel radiator and double glazed window to the rear elevation.

Bedroom Four 11'1" x 7'8" (3.38 x 2.34)

Built in cupboard with hanging rail, textured ceiling, single panel radiator and double glazed window to the front elevation.

Family Bathroom 10'0" x 7'2" (3.05 x 2.18)

Generous size bathroom fitted with a five piece suite comprising tiled shower cubicle with mains powered shower, panelled corner bath with shower attachment, bidet, pedestal wash hand basin and low level flush w.c. Textured ceiling, full wall tiling, single panel radiator and frosted double glazed window to the rear elevation.

OUTSIDE

The property is approached via a driveway providing Off Road parking and leading to the integral, larger than average garage. There is a lawn garden area to the front with well maintained and well stocked borders. There is also a second driveway providing additional parking. A gate to the side of the property gives access to a paved pathway that leads to the rear of the property. The generous size rear garden is beautifully presented and is fully enclosed. Mainly laid to lawn and having borders well stocked with a variety of shrubs and plants. There is also a good size paved patio area perfect for summertime Al Fresco dining.

Garage 18'8" x 9'11" (5.69 x 3.02)

Larger than average garage with up and over door to the front elevation, floor standing boiler, power and light.

Additional Information

Council Tax - Band F £2622.24 pa

EPC Rating - E

Viewings

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

Offers

To Make An Offer - TO MAKE AN OFFER - MAKE AN APPOINTMENT

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.

Mortgages

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.

Loans

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

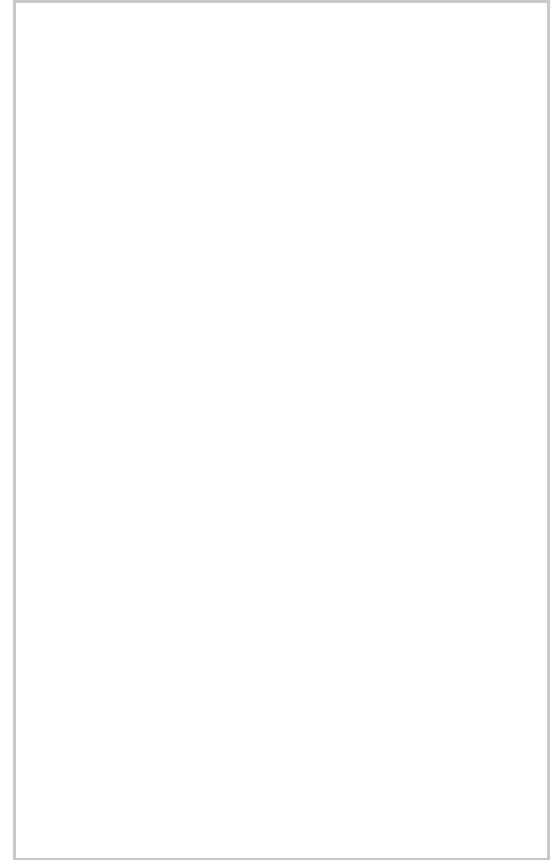
Services

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

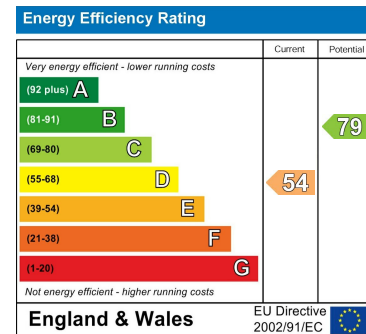
Area Map



Floor Plans



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

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