



75 Rhyddyn Hill

Caergwrle, Wrexham, LL12 9EF

£295,000



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Front Garden

The property is approached via a large driveway providing off-road parking for 3–4 vehicles, leading to a Detached Garage. The front is complemented by sections of shrubs, and plants. The garage has power and lighting, UPVC door on the side and a up and over garage door.

Porch

7'7" x 3'9" (2.33m x 1.16m)

Entered via twin UPVC double glazed doors with tiled flooring and windows to all sides, creating a bright and welcoming approach. Access through a further UPVC door with frosted side panels into the Entrance Hall.

Entrance Hall

A spacious hallway with tiled flooring, double panelled radiator, telephone point and ceiling light point. Doors lead off to the main living areas.

Living Room

14'5" x 11'9" (4.40m x 3.59m)

A well-proportioned and inviting reception room offering carpeted flooring, wall-mounted gas fireplace, UPVC double glazed window to the front elevation, ceiling light point, television point and double panelled radiator. Sliding patio doors open through to the Conservatory.

Conservatory

8'0" x 11'11" (2.44m x 3.65m)

Enjoying views of the rear garden, the conservatory is fitted with tiled flooring, UPVC double glazed windows to all sides, wall-mounted lights, double panelled radiator, and French doors leading directly onto the garden.

Kitchen

14'5" x 11'9" (4.40m x 3.60m)

Fitted with a range of wall and base units with complementary granite-effect work surfaces and tiled splashbacks. Incorporating a 1.5 stainless steel sink unit with mixer tap, integrated electric oven with four-ring gas

hob and extractor over, and space for a dining table. With tiled flooring, double panelled radiator, two UPVC double glazed windows to the side and rear elevations, two ceiling light points, and a cupboard housing the 'Alpha' boiler. Door through to the Utility.

Utility Room

7'0" x 7'7" (2.14m x 2.32m)

A practical space fitted with tiled flooring, base cupboards, granite-effect work surface, wall-mounted units. Space for fridge and freezer. With ceiling light point, fitted storage, access to loft space, UPVC double glazed door to the side elevation, and door off to the WC.

Cloakroom/WC

7'1" x 3'8" (2.18m x 1.14m)

Fitted with a low flush WC and wash hand basin with separate hot and cold taps and splashback tiling. With tiled flooring, ceiling light point, and space/plumbing for washing machine.

Bedroom One

14'6" x 11'0" (4.44m x 3.37m)

A generously sized double bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the front elevation, double panelled radiator, and built-in wardrobes providing ample storage.

Bedroom Two

11'2" x 9'8" (3.42m x 2.96m)

A further double bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the front elevation, and double panelled radiator.

Bathroom

7'2" x 6'2" (2.19m x 1.9m)

Appointed with a three-piece suite comprising panelled bath with electric shower over and handheld attachment, pedestal wash hand basin with separate taps, and low flush WC. Fully tiled walls, tiled flooring, double panelled radiator, ceiling light point,

Tel: 01978 353000

Rear Garden

A beautifully maintained rear garden featuring a neat lawn with mature shrubs, a striking palm tree, and decorative raised planters. A paved patio provides the perfect spot for outdoor dining, while a gravelled section adds low-maintenance appeal. Enclosed with fencing.

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.

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.

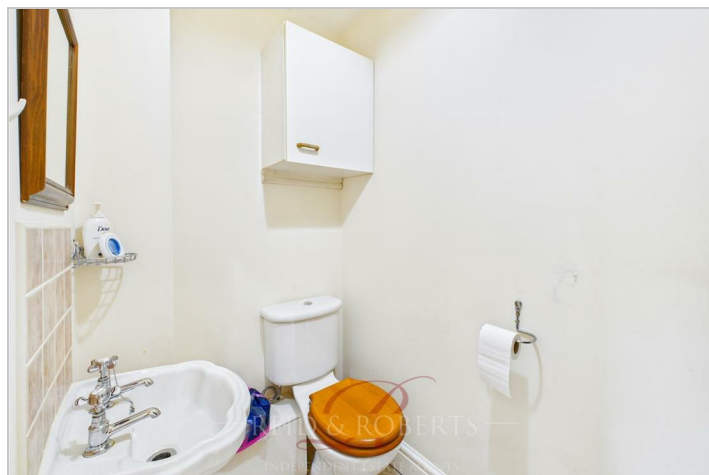
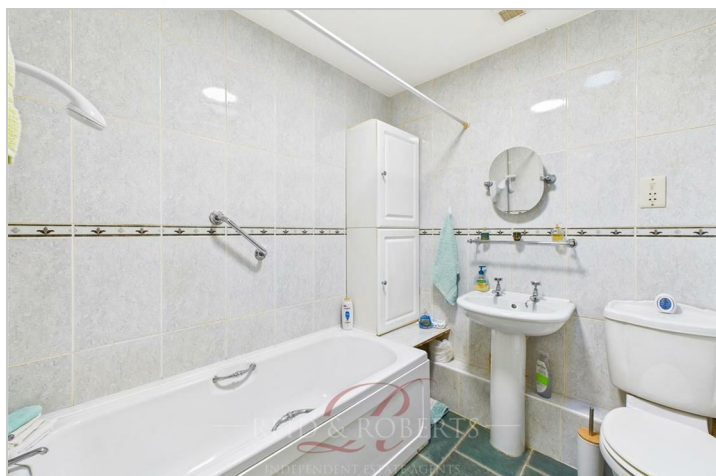
Services.

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



Road Map



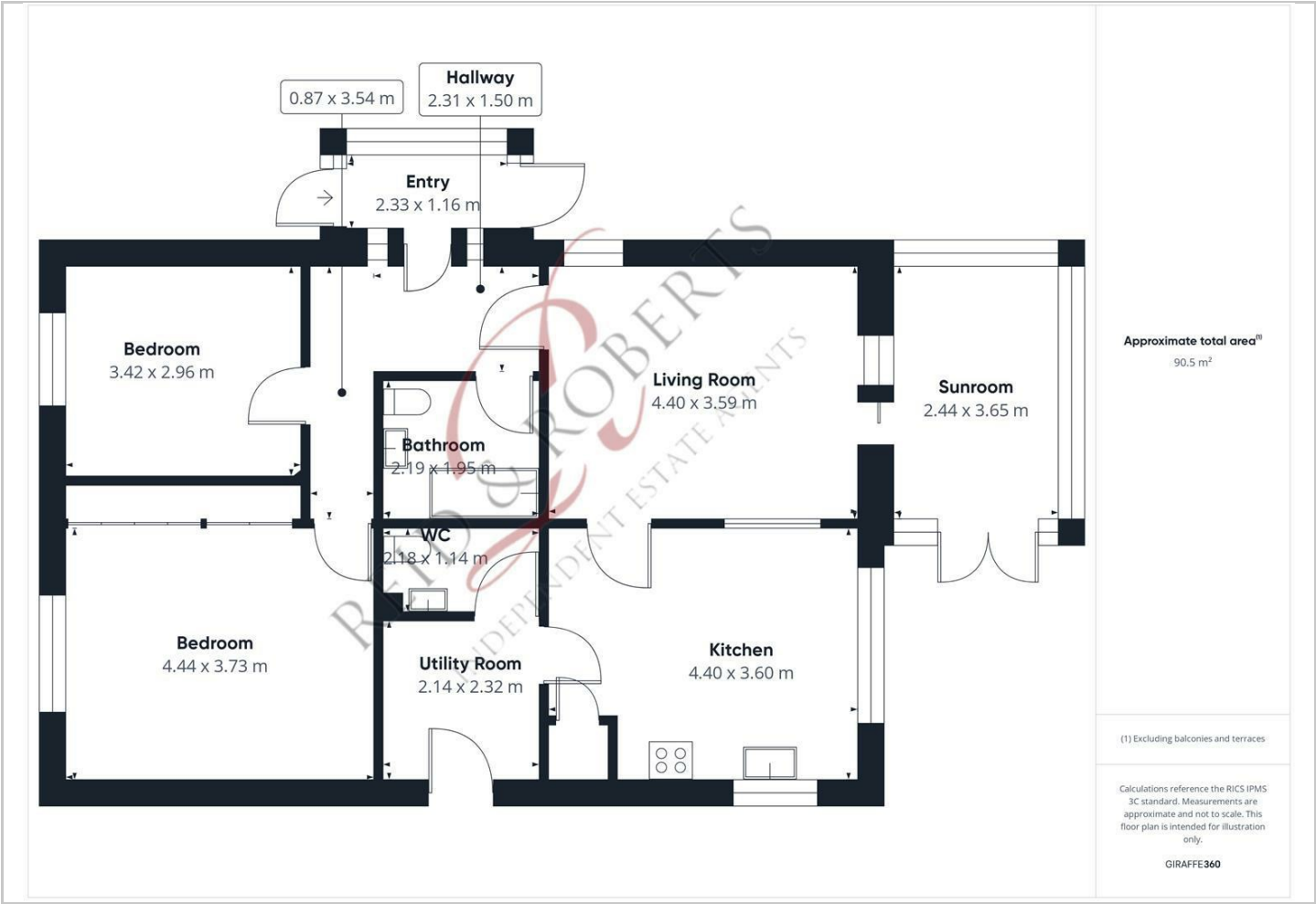
Hybrid Map



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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