



51 Bryn Yorkin

Caergwrle, Wrexham, LL12 9HY

£185,000



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Front Garden

The property boasts a well-presented front garden with lawn, mature hedging for privacy, There is a low-maintenance gravel area with planting space, perfect for adding seasonal colour, complemented by a paved pathway leading to the front entrance and side gate to rear garden. plus the potential to have off-road parking for one vehicle.

Entrance Hall

Entered via a UPVC double glazed door into a welcoming hallway with wood-effect laminate flooring. Carpeted stairs rise to the first-floor accommodation. Double panelled radiator, ceiling light point, and door leading into the Lounge.

Lounge

A bright and inviting reception room featuring a bay-fronted UPVC double glazed window to the front elevation, wood-effect laminate flooring, and ceiling light point. Doorways lead through to the Kitchen, Conservatory, and Entrance Hall.

Conservatory

A versatile space with tiled flooring, single panelled radiator, and power points. Surrounded by UPVC double glazed windows and French doors opening out to the front garden.

Kitchen/Dining Area

Fitted with a range of gloss wall and base units, complemented by partially tiled walls and tiled flooring. Includes space for an oven, fridge/freezer, and washing machine, along with a 1.5 stainless steel sink unit with mixer tap. Dining area with ample room for a dining table, two UPVC double glazed windows overlooking the rear garden, and a double panelled radiator. UPVC door provides direct access to the rear garden.

Bedroom One

Wood-effect laminate flooring, ceiling light point, and UPVC double glazed window to the rear elevation.

Bedroom Two

Wood-effect laminate flooring, double panelled radiator, ceiling light point, and UPVC double glazed window to the front elevation.

Bedroom Three

Carpeted flooring, built-in storage, ceiling light point, double panelled radiator, and UPVC double glazed window to the front elevation.

Landing

Carpeted flooring, ceiling light point, loft access, and doors leading to all Bedrooms and the Bathroom.

Bathroom

Fitted with a panelled bath with wooden side panels, mixer tap and shower over, wall-mounted sink with vanity unit beneath and mixer tap over, and low flush WC. Tiled flooring, partially tiled walls, ceiling light point, single panelled radiator, and UPVC double glazed frosted window to the rear elevation. Airing cupboard housing the boiler.

Rear Garden

Low-maintenance rear garden with decked seating area with steps leading to gravel section, storage shed, and space for planting.

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.

Services.

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

Loans.

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

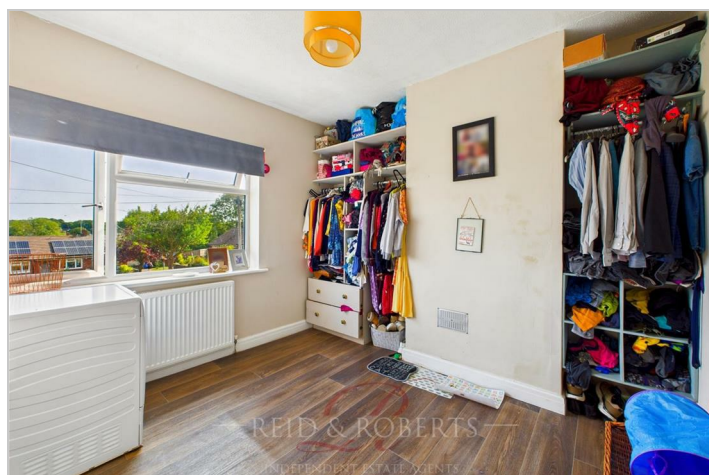
Hours Of Business.

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.



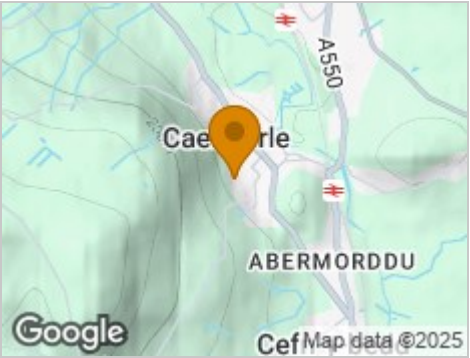
Road Map



Hybrid Map



Terrain Map



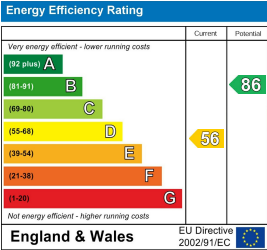
Floor Plan



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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