



Meadowcroft Sarn Lane

Caergwrle, Caerg, LL12 9AG

Chain Free £249,950

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Entrance Hall

24'6" x 5'8" (7.49m x 1.75m)

Upvc double glazed door to the front entrance, panel radiator, stairs leading to the first floor, doors leading off to the Lounge, Kitchen and Sitting Room

Lounge

13'3" x 10'9" (4.04m x 3.28m)

The focal point of the room is an feature fire surround, Additional features include a wall-mounted radiator, a TV connection point, and a large double-glazed window to the front that allows for plenty of natural light.

Dining Room

13'3" x 10'9" (4.04m x 3.28m)

complete with a traditional coal-effect fire set within a wooden surround, doors open into the conservatory, creating a seamless transition between the living space and the bright, airy extension. This allows natural light to flow freely into the room while offering convenient access to additional living or relaxation space. A panel radiator is also installed

Kitchen

20'0" x 26'6" (6.11m x 8.09m)

Featuring a range of wall, drawer and base units with worktop surfaces over, built in electric Oven, 4 ring gas hob, stainless steel sink unit with a tap over, Additional features include plumbing and space for a washing machine, Natural light floods the space through a large double-glazed window to the front, creating a bright and inviting atmosphere.

Conservatory

15'1" x 8'0" (4.6m x 2.44m)

A uPVC-framed structure is installed on top of a low-level dwarf brick wall, The roof is also constructed using matching uPVC framing, The structure includes multiple top-opening windows for effective ventilation, and a side elevation door that allows easy access to and from the space. Doors opening into the dining room.

Downstairs Shower Room

6'7" x 4'7" (2.03m x 1.42m)

The Shower Room is fitted with a fully tiled shower cubicle, . It also includes a pedestal wash hand basin and a low-level WC, The walls are tiled to full height, while the tiled floor adds to the overall contemporary feel. panel radiator and a UPVC double-glazed window allows natural light to brighten the space,

Rear Entrance

First Floor Accommodation

Bedroom One

11'3" x 10'9" (3.43m x 3.28m)

A Upvc double-glazed window positioned to overlook the front elevation of the property, Additionally, the room features full-width, fitted wardrobes that stretch across one entire wall. panel radiator.

Bedroom Two

13'3" x 11'8" (4.06m x 3.58m)

A Upvc double-glazed window overlooking the rear elevation frames stunning countryside views, coved ceiling, panel radiator

Bedroom Three

10'11" x 8'11" (3.33m x 2.72m)

uPVC double-glazed window overlooking the rear elevation, and a wall-mounted Baxi gas central heating boiler and panel radiator.

Family Bathroom

This three-piece white suite includes a wash hand basin with a mixer tap, a panel bath featuring an overhead shower unit, and a low-level WC. The space is finished with lino flooring, UPVC double-glazed frosted windows on the rear and side, and tiled walls.

Outside

To the front of the property you will find a stone wall and complemented by neat hedging, offering a welcoming and private entrance. The driveway provides access to the attached garage, which features an up-and-over door, as well as power and lighting for added convenience. A rear personal door allows easy access from the garage to the rear of the property. At the rear, a spacious patio area provides an ideal spot for outdoor relaxation or entertaining. Double gates lead to the expansive rear garden, which is laid to lawn and thoughtfully planted

with a variety of flowers and shrubs, creating a colorful and inviting atmosphere. A dedicated vegetable patch offers the opportunity for homegrown produce, and there is a poly tunnel, while the entire garden is fully enclosed for privacy and security. The property backs onto peaceful farmland, ensuring a tranquil and picturesque rural setting." There is a gated pedestrian access' for the two neighboring properties.



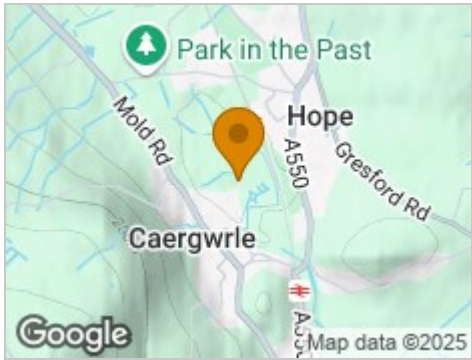
Road Map



Hybrid Map



Terrain Map



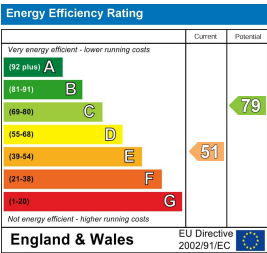
Floor Plan



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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