



## Oudewal Hawarden Road

Caergwrle, Wrexham, LL12 9BB

Chain Free £169,995



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## Entrance

Entered via a double glazed entrance door with stairs rise to the first floor accommodation, with a door leading into Reception Room One.

## Reception Room One

Double glazed windows to the side elevation along with double glazed French doors allowing plenty of natural light and access to the outside. Featuring wood-effect laminate flooring, two double panelled radiators, and a coal effect gas fire set on a marble hearth. The room also benefits from a useful recessed area offering potential for storage or pantry use, or scope to open into the adjoining kitchen (subject to requirements). An opening with steps leads down to Reception Room Two and under stairs storage.

## Reception Room Two

Double glazed windows to the front and side elevations allowing natural light to fill the space. Carpeted flooring, double panelled radiators and ceiling light point. Television point.

## Kitchen

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over incorporating a stainless steel sink unit. Integrated appliances include an oven and grill with a four ring gas hob and extractor fan above. The room also benefits from a wall mounted 'Worcester' combi boiler, double panelled radiator, tiled flooring, and part tiled walls. Double glazed window to the rear elevation allows natural light, with void and plumbing for a washing machine. A stable-style door leads through to the Side porch

## Side Porch

Windows to the side and rear elevations allowing natural light into the space. Featuring tiled flooring, power and lighting. A door leads to the rear garden and a further door to the WC.

## W.C

Comprising a low level flush WC and wall mounted wash hand basin, with a window to the front elevation.

## To the first floor accomdation

Featuring a ceiling light point, panelled radiator, and loft access. Built in storage cupboard with shelving along with additional recessed shelving. Further features include a telephone point, with doors leading to the three bedrooms and family bathroom.

## Bedroom One

Double glazed windows to the front and side elevations allowing plenty of natural light and creating a bright and airy feel. Featuring laminate flooring, double panelled radiator, ceiling light point, and a television point.

## Bedroom Two

Double glazed window to the side elevation. Featuring double panelled radiator and ceiling light point. The room also benefits from built in storage with shelving, loft access, and an internal window to the landing.

## Bedroom Three

Double glazed window to the rear elevation. Featuring double panelled radiator and ceiling light point.

## Bathroom

Four piece suite designed with accessibility, comprising a panelled bath, walk in shower with Mira electric shower and enclosure, low level flush WC, and wall mounted wash hand basin. Vinyl flooring, part tiled walls, double panelled radiator, ceiling light point, and a frosted double glazed window to the side elevation.

## Outside

To the front of the property there is off road parking on a gravelled area, with the driveway continuing to the rear. The rear garden is designed for low maintenance, featuring pebbled areas and a patio seating area, ideal for outdoor use. A mature tree adds character, with steps leading up

to a garage/workshop, providing useful additional storage or workspace.

#### 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

#### 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.



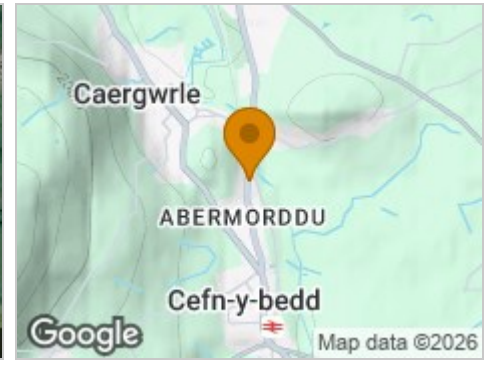
## Road Map



## Hybrid Map



## Terrain Map



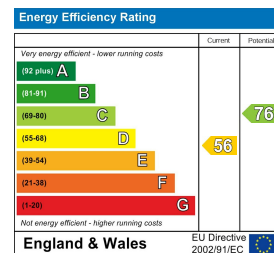
## Floor Plan



## 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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