



28

Wrexham | LL12 9LU

£249,950

MONOPOLY
BUY ■ SELL ■ RENT





28

Wrexham | | LLI2 9LU

Offered for sale with no onward chain, this deceptively spacious three-double-bedroom semi-detached bungalow is located in the highly sought-after village of Caergwrle and enjoys an elevated position with beautiful, far-reaching views. The property has been well maintained and upgraded by the current owners, including the addition of a smart home system. In brief, the accommodation comprises an entrance hallway, a light and welcoming living room featuring a cast iron fireplace and attractive open views, and a spacious open-plan kitchen/dining room ideal for family living and entertaining. There are three double bedrooms and a modern family bathroom. Externally, the property offers a driveway and front garden, with a detached garage and shed situated to the side. The rear garden is a particular highlight - arranged over tiered lawned areas leading up to a timber-built terrace that provides a superb elevated vantage point with stunning long-range views over Caergwrle, the surrounding hills and countryside. Windsor Avenue is a quiet cul-de-sac set in a peaceful elevated part of Caergwrle, yet remains within walking distance of the village centre, which offers a range of amenities including shops, cafés, a pharmacy, pubs and the historic Caergwrle Castle. The neighbouring village of Hope is also nearby, offering further facilities, well-regarded schools and train links to Wrexham, Bidston and the Wirral. Wrexham City Centre is only a short drive away. The area is well known for its beautiful countryside and walking routes, including riverside paths along the Alyn, woodland trails, and scenic walks up to Hope Mountain — making this location ideal for outdoor enthusiasts. A spacious bungalow in a desirable village location with exceptional views and no onward chain.

- THREE DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
- ELEVATED POSITION WITH FAR-REACHING VIEWS
- ENTRANCE HALLWAY
- LIVING ROOM
- SPACIOUS KITCHEN/DINING ROOM
- MODERN BATHROOM
- DETACHED GARAGE AND TWO TIMBER SHEDS
- DRIVEWAY TO THE FRONT
- ESTABLISHED AND TIERED GARDENS
- NO ONWARD CHAIN



Entrance Hall

UPVC double glazed door leads into spacious entrance hall with wooden laminate flooring, recessed LED lighting, modern radiator, cupboard housing electric box, access to loft, doors to all rooms.

Living Room

UPVC double glazed window to the front elevation with far-reaching views. Cast iron open working fireplace sat on a quarry tiled hearth, coved ceiling, carpet flooring, ceiling light point, and radiator.

Kitchen/Dining Room

Open plan space with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob with Wok burner and extractor hood over. Space and plumbing for washing machine and dishwasher, space for tumble dryer, and American Style fridge freezer. 1.5 Stainless steel sink unit with mixer tap over. The room is finished with tiled flooring, recessed LED lighting, ceiling light point in dining, cupboard housing combination boiler, space for dining table, radiator, uPVC double glazed window to the rear/side and uPVC double glazed door to the garden area.

Bedroom One

UPVC double glazed window to the front elevation with far-reaching views. Housing a range of fitted wardrobes, ceiling light point, carpet flooring and vertical radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Wooden laminate flooring, radiator, ceiling light point.

Bedroom Three

UPVC double glazed window to the side elevation.

Fitted with a range of wardrobes. Wooden laminate flooring, ceiling light point and radiator.

Bathroom

Three piece suite comprising WC, pedestal wash hand basin and bath with dual hose rainfall mains pressure thermostatic shower over. Chrome heated towel rail, tiled floor, splash-back tiling, recessed LED lighting, extractor and uPVC double glazed frosted door to the rear.

Outside

The bungalow is situated in an elevated position. There is a driveway to the front with space for three/four vehicles leading to a detached garage. There is a pleasant lawn to the front with established trees and shrubberies. Steps lead up to the entrance porch area with far reaching views, while a timber gate leads to the side/rear. The detached garage is located on the side along with a timber shed. The rear garden area is and tiered with steps rising to a timber built terrace/BBQ area with seating and views across the countryside. The rear garden is mainly laid to lawn with established shrubberies and trees. The borders are a mixture of hedging and fencing adding security and privacy. Additionally there is another timber shed, slate chipped area, security lighting and outside tap.

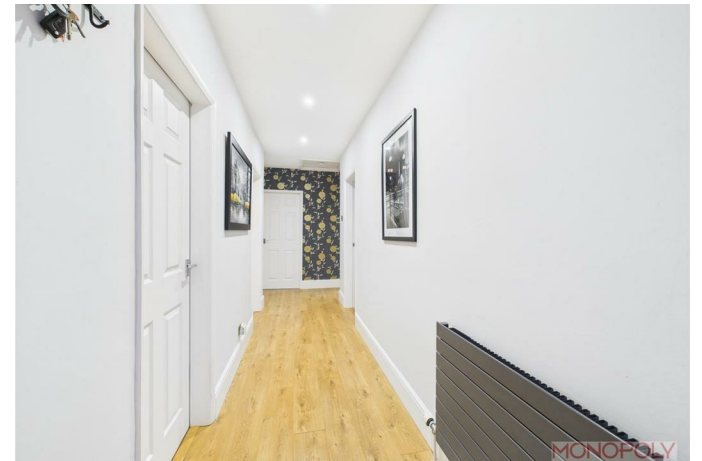
Garage

Detached brick built garage with up and over door, lighting, power, window and additional side access door.

Additional Information

Some items are negotiable with the sale and the home is offered with no-onward chain. The boiler is gas combination and is fitted with Hive smart heating system. The cast iron fireplace in the lounge



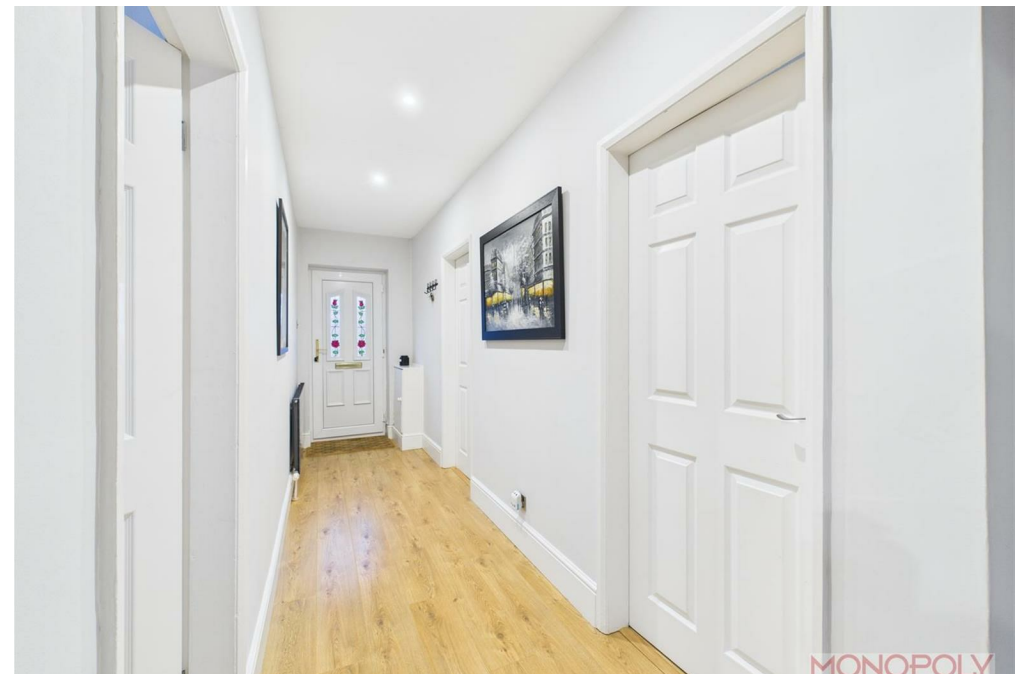


is in working order. The bathroom was renovated approximately 4 years ago. The flat roof was replaced 6 years ago. The radiators are bespoke to the home.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

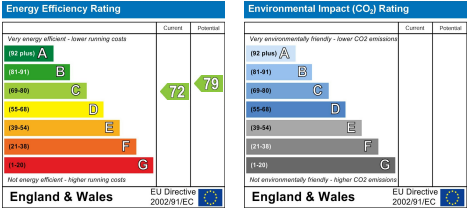




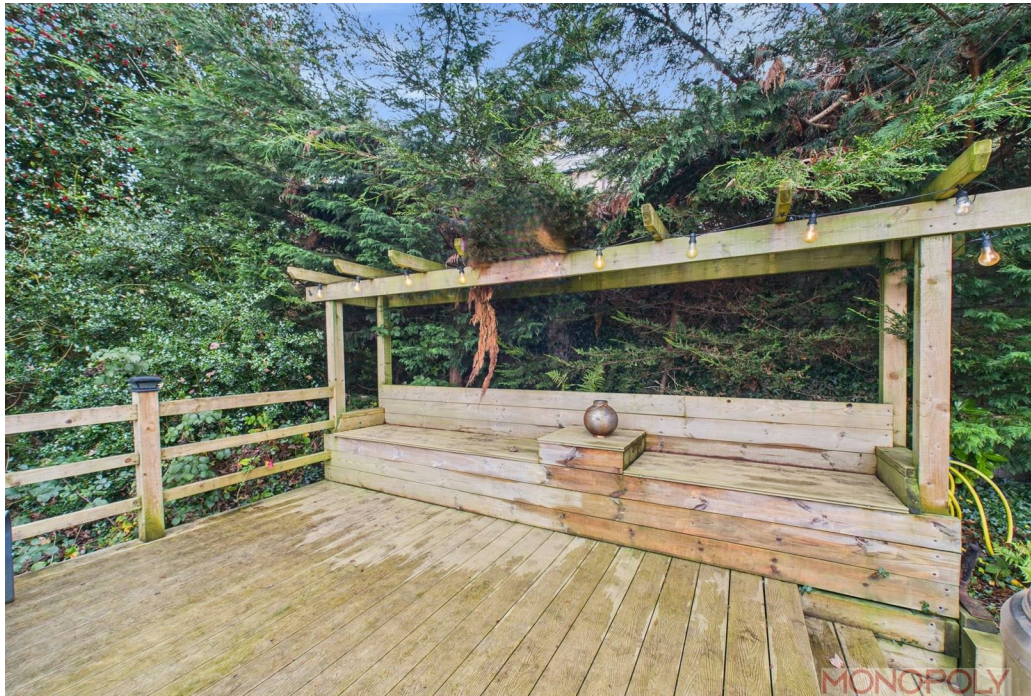




MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.













Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT

