



Offers In The Region Of £465,000

Caergwrle, | Wrexham | LL12 9HD

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## Caergwrl, | Wrexham | LL12 9HD

NO ONWARD CHAIN! Situated on the highly sought-after Hope Mountain is this charming four bedroom detached family home, offered for sale with the benefit of no onward chain. Full of character throughout, the property briefly comprises of an entrance porch, dining room, living room, kitchen/breakfast room, sitting room, conservatory, rear hall, utility, downstairs bathroom and rear porch to the ground floor, offering versatile and well-proportioned living accommodation. To the first floor, there is a landing area leading to four double bedrooms, all enjoying countryside views, together with a four-piece family bathroom. Externally, the property sits within generous gardens and enjoys far-reaching rural views. There is a detached garage, a spacious tarmacadam area with steps down to a pleasant lawned garden, and additional features including a log store, timber summerhouse, greenhouse, treehouse and chicken run. This family home occupies an elevated position on Pentre Lane, surrounded by beautiful countryside whilst being close to everyday amenities. Hope village offers local shops, a cafe, a post office, medical centre, primary school and the highly regarded Castell Alun secondary school with excellent sporting facilities. Also within walking distance are Hope train station and the popular Park in the Past. The nearby village of Caergwrl, provides further conveniences, while the historic market town of Mold is just a short drive away, offering a wider range of shops, restaurants, leisure facilities and the renowned Theatr Clwyd. For commuters, there are excellent road links via the A541 and A483, giving direct access to Wrexham, Chester, and beyond. Scenic walking routes, including Hope Mountain and Waun-y-Llyn Country Park, are right on the doorstep, making this location perfect for those seeking a balance of countryside living with easy access to transport and amenities.

- DETACHED FOUR BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- FOUR RECEPTION ROOMS INCLUDING LIVING/DINING/SITTING/CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- REAR HALL AND PORCH WITH UTILITY
- TWO BATHROOMS
- DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- EXTENSIVE GARDEN AREA, DETACHED GARAGE AND TIMBER OUTBUILDINGS
- POPULAR SEMI-RURAL LOCATION OF HOPE MOUNTAIN



### **Entrance Porch**

UPVC double glazed door leading into entrance porch with carpet flooring, ceiling light point and pine door with stained glass window leads to dining room.

### **Dining Room**

Two uPVC double glazed windows to the front and side elevation. Oak block flooring, ceiling light point, panelled radiator and pine door with stained glass window leads to living room.

### **Living Room**

Two uPVC double glazed windows to the rear elevation with views of fields. Charming exposed brick fireplace with solid wood mantel, flagstone hearth and a traditional cast iron multi-fuel burner. Pitched pine wooden block flooring, beamed ceilings, fitted shelving, panelled radiator and pine door with stained glass window leads to kitchen.

### **Kitchen/Breakfast Room**

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge, eye-level electric oven, electric hob and extractor above. 1.5 Composite sink unit with mixer tap above.

Finished with tiled flooring, ceiling light point, panelled radiator, splash-back tiling, uPVC double glazed window with deep tiled sill to the rear elevation. Doors to sitting room, rear hall, and lounge.

### **Sitting Room**

UPVC double glazed window to the front elevation. Exposed brick alcove with wooden mantel. Stairs rising to first floor, uPVC double glazed door into conservatory, panelled radiator, carpet flooring, ceiling light point and wall light.

### **Conservatory**

Triple aspect double glazed conservatory with two French style doors opening to front of property and side courtyard. Wooden beamed ceiling and polycarbonate roof. Wood effect vinyl tiled flooring.

### **Rear Hall**

UPVC double glazed window to the rear/side elevation. Oil fired boiler, pine doors into utility and downstairs bathroom. Tiled floor, ceiling light point, panelled radiator and uPVC double glazed door into rear porch area.

### **Downstairs Bathroom**

Three piece suite comprising low-level WC, wash hand basin set on a wooden vanity storage unit and panelled spa bath with traditional mixer tap and shower head. Tiled walls and flooring, heated towel rail, ceiling light point and uPVC double glazed frosted window to the front elevation.

### **Utility Room**

Space and plumbing for washing machine and tumble dryer. Tiled flooring.

### **Rear Porch**

UPVC double glazed door leads to the rear porch with uPVC double glazed window to the side courtyard area. Tiled flooring with mosaic star pattern and ceiling light point.

### **Landing Area**

Stairs from the sitting room leads to landing area with carpet flooring, ceiling light point, wall light and pine doors leading to bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the rear elevation. Two built in wardrobes with clothing rails and shelving. Feature cast iron fireplace. Finished with





original wooden flooring, panelled radiator and ceiling light point.

#### **Bedroom Two**

Two uPVC double glazed windows to the front elevation with views. Built in cupboard with shelving. Carpet flooring, ceiling light point and panelled radiator.

#### **Bedroom Three**

UPVC double glazed window to the rear elevation with views of field. Built in storage, panelled radiator, carpet flooring and ceiling light point.

#### **Bedroom Four**

UPVC double glazed window to the front elevation with views. Carpet flooring, ceiling light point and panelled radiator.

#### **Bathroom**

Four piece suite to comprise a low-level WC, wash hand basin set on a wooden vanity storage unit with tiled surround, panelled bath enclosed in alcove with traditional mixer tap and shower head and a separate walk-in shower cubical with mains shower. Finished with recessed LED lighting, two extractor fans, heated towel rail, fully tiled walls, vinyl tiled flooring, and uPVC double glazed frosted window to the rear/side.

#### **Garage**

Detached from the property with up and over door and window to the side.

#### **Outside**

The property is approached via a private access with right of way, which leads to the front of the property. The garden lies to the front of the house, approached via a gated entrance. Here you will find a spacious tarmacadam area with versatile use such as further parking, with access to a timber log store, bordered by mature clematis hedging and featuring a central cherry tree. Stone steps lead down to a generous lawned area with established planting, including laurel, yew, further cherry and damson trees and other mature trees and bushes. This area also benefits from a timber summerhouse, greenhouse, and a charming treehouse, with an enclosed chicken run positioned at the far end. The boundaries are formed by a mixture of fencing and hedging, providing privacy. To the side of the property is a decorative stone courtyard with outside lighting, tap and electric point, creating a pleasant seating area. From the front elevation, there are attractive open views and a decorative stone pathway which continues around to the rear of the property.

#### **Directions**

Turn onto Pentre Lane off dual carriageway. House is only 150 yards up. Go past bungalow at bottom (Pentre Villa) then past Thornville entrance on the bend and its the next turning left by Hillside (two semi detached houses). Go onto shared drive and its the white house next door to the left of them with yard in front.

#### **Additional Information**

The owners have rights of way across the driveway to their property. The property has been well maintained and improved over the years, including the addition of a two-storey front extension. Heating is provided by an oil-fired system, serviced annually, and drainage is via a septic tank located in the garden. The loft is boarded, providing useful storage. The home retains character features throughout, including pine internal doors, some with stained glass panels, deep window sills and high skirting boards. The property is offered for sale with no onward chain.

#### **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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1452 ft<sup>2</sup>  
134.8 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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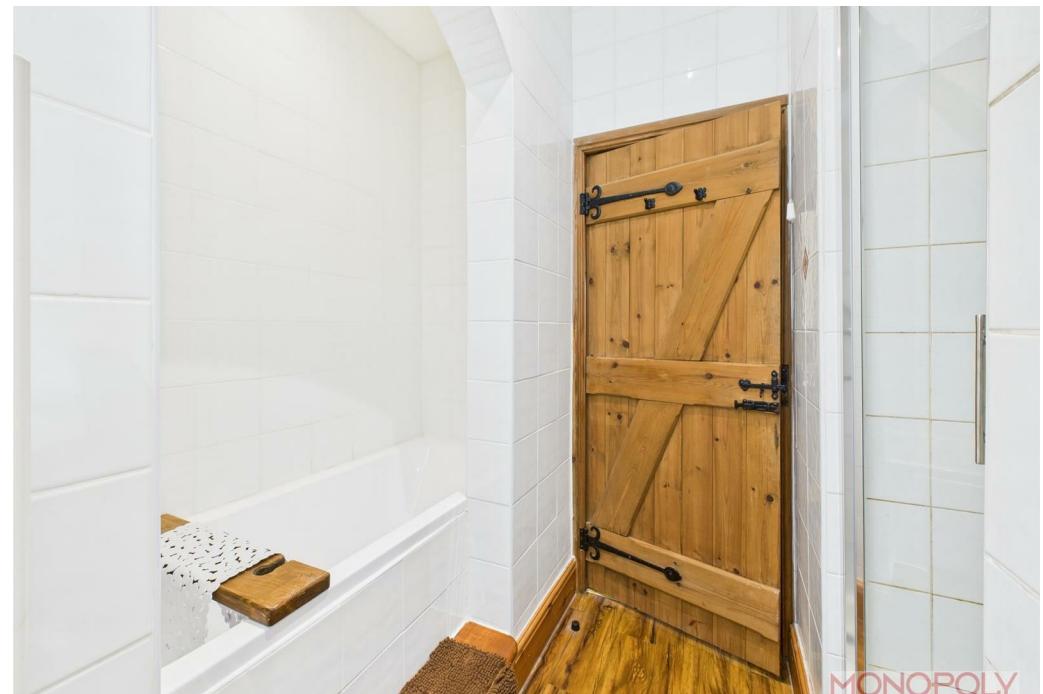
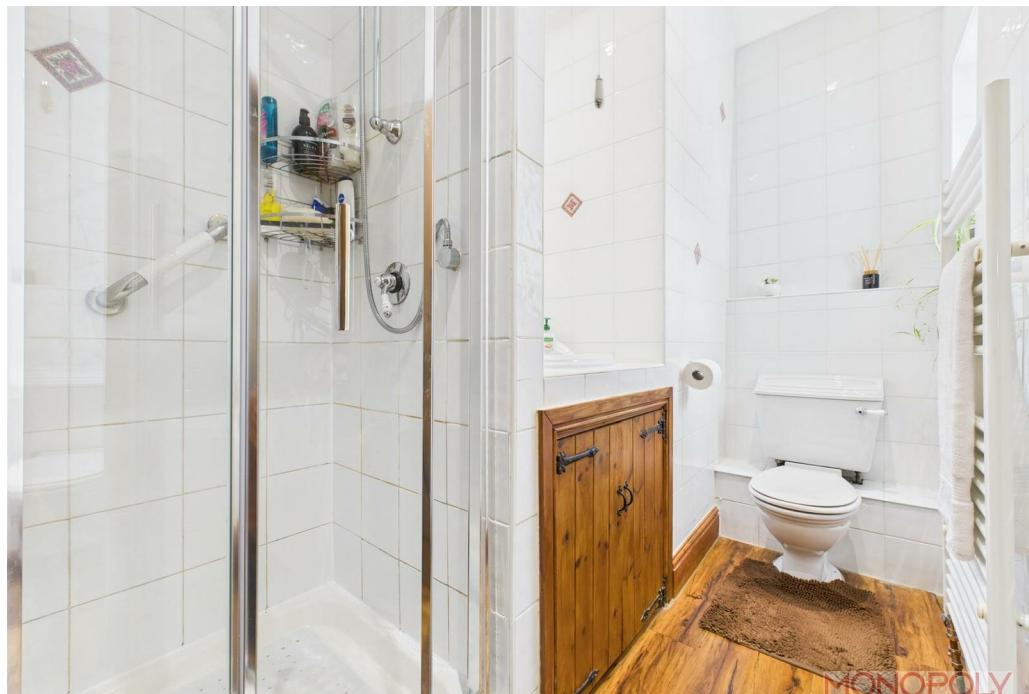
Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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