



Sarn Lane, Wrexham LL12 9AG

£195,000

A deceptively spacious 3 bedroom terraced stone cottage located in the sort after village of Caergwrle. This charming property offers well presented living accommodation with a mixture of characterful features with modern fittings such as a well appointed kitchen and bathroom. A real feature to this property is the generous rear garden that must be seen to be fully appreciated. The village of Caergwrle benefits from a wealth of local amenities close to hand as well as being in the catchment area for the popular castell Alun High School. In brief the property comprises of; hallway, lounge/dining room and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A charming 3 bedroom terraced cottage
- Well appointed kitchen
- Popular village location
- Deceptively spacious
- Generous rear garden
- VIEWING HIGHLY RECOMMENDED



Hallway

A long hallway with stairs off to the first floor, wood effect flooring, door to an under stairs storage cupboard.

Lounge/Dining Room

7.09m max x 4.03m max (23'3" max x 13'2" max)

A spacious and superbly presented room with a feature multi-fuel burner, stone tiled hearth, 2 double glazed windows, wood effect flooring, 2 doors off to the hallway.

Kitchen

4.50m x 2.85m (14'9" x 9'4")

An excellent, well appointed kitchen offering a range of modern wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, integrated fridge/freezer, dishwasher and washing machine, built in electric oven and grill, 4 ring induction hob, glass splash back and stainless steel extractor fan, built in breakfast bar area, wood effect cushioned flooring, part tiled walls, 2 double glazed windows, door off to the rear garden.

First Floor Landing

With a feature skylight, carpeted flooring, access to the loft space with pull down ladder.

Bedroom 1

3.59m x 3.62m (11'9" x 11'10")

A spacious, well presented bedroom with a double glazed window to the rear, carpeted flooring, 2 sets of fitted wardrobes.

Bedroom 2

3.27m x 4.08m max (10'8" x 13'4" max)

A double bedroom with a double glazed window to the front with views of Hope mountain, carpeted flooring.

Bedroom 3

2.07m x 2.78m (6'9" x 9'1")

With a double glazed window to the part with views of Hope mountain, carpeted flooring.

Bathroom

3.41m x 2.73m (11'2" x 8'11")

Fitted with a 4 piece suite comprising of a a low level w.c, pedestal hand wash basin, bath, separate shower cubicle, wood effect flooring, double glazed window, cupboard housing the gas boiler and hot water tank.

Rear Garden

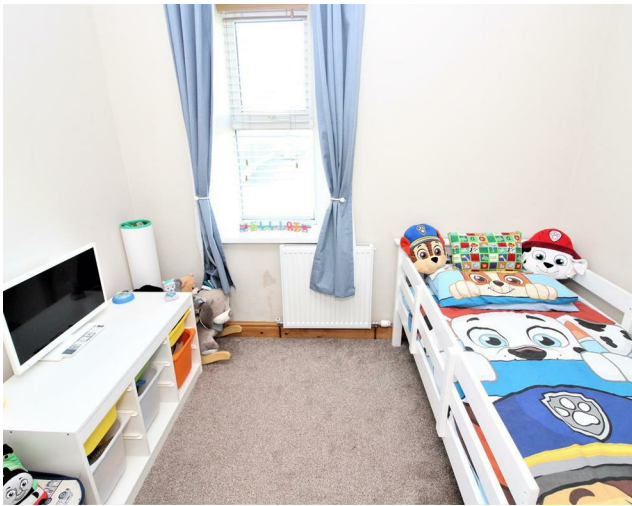
A real feature to this property is the impressively generous garden with a concrete/gravelled yard and a separate concrete area with access to a timber shed. A gate then opens onto a large lawned garden with an Indian stone paved patio to the foot of the garden. The garden backs on to open fields so is not overlooked at the back.

Front

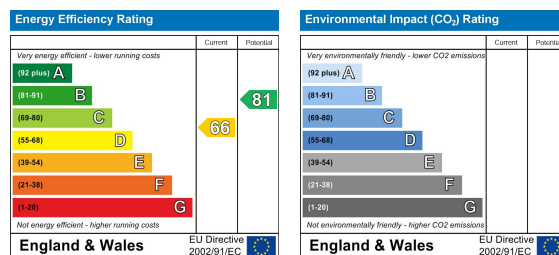
To the front is a paved driveway providing of road parking for 2 cars.











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.

