

BOWEN
PROPERTY SINCE 1862



Asking Price £172,500

3 Bedrooms 1 Bathroom

Ty Hapus, 69 Wrexham Road,
Caergwrle, Wrexham LL12 9DG

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General Remarks

'Happy House' comprises a modernised inter-terraced property that has three bedroom accommodation, a spacious living room, fitted dining sized kitchen, rear lobby with cloakroom/WC off and a conservatory. There is a modern first floor bathroom, whilst the whole is double glazed and centrally heated. Externally there is a long rear garden accessible via a pedestrian entryway that has been well landscaped and features a large timber shed. There is also a large patio and to the front double width parking. Ideal first or second home.

Accommodation

On The Ground Floor:

Canopy Porch: to:

Entrance Hall: Approached through a PVCu double glazed door having lead-lighted reveal. Stairs off. Smoke alarm. Fitted shelf and coat-hooks. Inner pine and part glazed door to:



Lounge: 11' 10" x 11' 3" (3.60m x 3.44m) Exposed brickwork to fireplace having raised quarry tiled hearth. Timber boarded floor. Fitted shelving to recess. Exposed beam-effect to ceiling. Picture rail. Coved finish to ceiling. Television aerial point. Telephone point. Double glazed window with lead-lighted upper transoms. Radiator with thermostat. Understairs storage cupboard off with fitted shelving.

Dining Kitchen: 12' 10" x 11' 3" (3.90m x 3.42m) and 2.04m x 1.65m. The Kitchen Area is fitted with a stainless steel one-and-a-half-bowl single drainer sink unit with monobloc mixer tap attachment set into range of white laminate and pine-fronted units having chrome finished handles and stainless steel shelving. Double base storage cabinet with further double base storage cabinet and wine-rack set beneath timber-topped work surfaces. Fitted "Beko" cooker with stainless steel canopy cooker hood above. Fitted shelving to corner. Stainless steel rack-shelving. Timber shelving. Two large opaque glazed-fronted wall cabinets. Pine-topped breakfast bar to Dining Area. Tiling to floor. Tiling to work areas. Ceiling spot-lights. Radiator with thermostat. Double glazed French windows to rear garden.

Rear Lobby: Fitted timber shelving. Lead-lighted double glazed window. Panelled door to:

Cloakroom: Fitted with a modern two piece white suite comprising close flush w.c. and pedestal wash hand basin. Radiator. Timber flooring to Lobby and Cloaks. Tiling to wash basin. Fitted mirror. Fitted shelving.

Conservatory: 11' 7" x 9' 6" (3.53m x 2.89m) Constructed with brickwork plinth elevations with double glazed panels above and beneath a twin-wall polycarbonate roof. Double glazed French window to rear garden. Wall-light point. Opening upper transom windows.

On The First Floor:

Split Landing: Radiator. Smoke alarm. Loft access-point to insulated roof space.

Bedroom 1: 12' 7" x 9' 11" (3.84m x 3.03m) Fitted range of sliding door-fronted wardrobes having central mirror and containing hanging rail and fitted shelving. Laminate timber-effect flooring. Radiator. Picture rail. Double glazed window.

Bedroom 2: 12' 8" x 9' 8" (3.87m x 2.95m) Two double glazed windows. Coved finish to ceiling. Radiator.

Bedroom 3: 12' 11" x 9' 3" (3.94m x 2.81m) Double glazed window. Radiator.

Bathroom: 7' 2" x 5' 5" (2.19m x 1.65m) Fitted with a modern three piece white suite comprising a close flush w.c., pedestal wash hand basin and panelled bath having shower above from a mixer tap attachment. Additional wall mounted electric shower and fitted shower screen. Range of chrome finished fittings including heated towel rail. Marble-effect aqua-sheet finish to bath and shower area. Part tiling to remaining walls. Fitted shelving. Fitted storage cabinet. Double glazed window. Timber flooring.

Outside: To the front elevation there is a double-width Parking Forecourt finished with gravel and tarmac. There is a path with specimen tree leading to the front door. At the rear of the property there is a concreted Patio Area having raised surround planted borders with specimen trees and two steps leading to a lawned garden, which has conifer borders and central pathway leading to the large timber Store Sheds at the rear, which comprise the full width of the plot and given to Woodshed and Storage.









Services: The property is understood to be connected to mains water, gas, electricity and foul drainage subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler.

Tenure: Freehold. Vacant Possession on Completion.

Agent's Note: The vendors are relatives of a Member of Staff at Bowen.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 68|D.

Council Tax Band: The property is valued in Band "C".

Directions: Leave Wrexham on the A541 Mold Road continuing through Gwersyllt and pass the Park Wall descending the hill through Cefn y Bedd. Continue to the traffic lights at Abermorddu, continuing straight across. Continue until the property is observed on the right-hand side.

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