

# BOWEN

PROPERTY SINCE 1862




Offers in Excess of £300,000

Laurel Grove, Hawarden Road, Caergwrle,  
Wrexham LL12 9BS

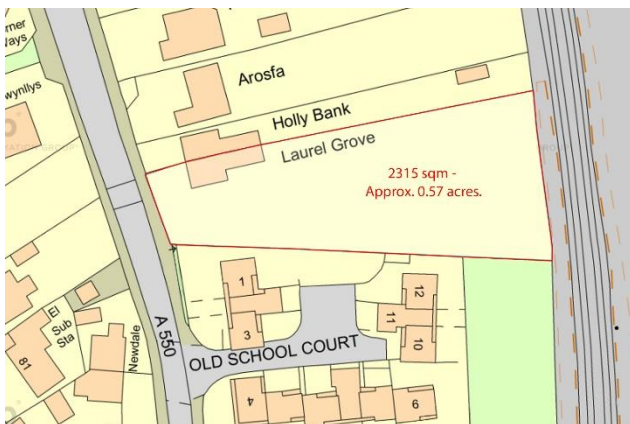
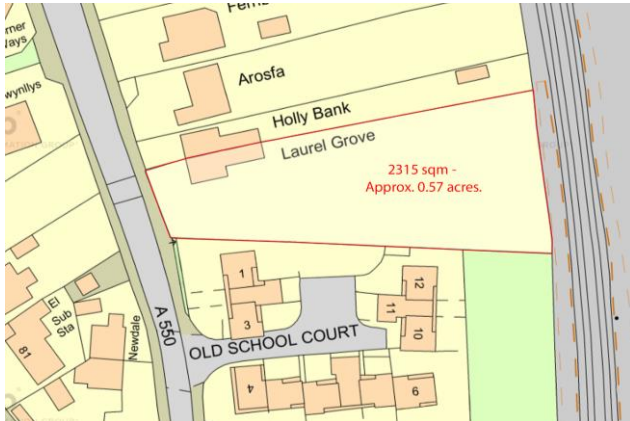
 4 Bedrooms

 1 Bathroom

 Land – 0.57 Acres



# Laurel Grove, Hawarden Road, Caergwrle, Wrexham LL12 9BS



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## General Remarks

Residential Development Opportunity - Outline Planning Permission was granted by Flintshire County Council on 8th March 2024 for the residential development of this 0.57 acre site. The drawings accompanying the permission were for three houses, although an alternative plan layout is available showing a five dwelling scheme. This would be subject to further approval. Also upon the site is a spacious and traditional three bedroom bay fronted semi-detached dwellinghouse, which is modernised and well-presented and for which there is also permission to extend granted upon appeal under Code Number APP / A6835/A/21/3266282.

## LAUREL GROVE HOUSE:

### Accommodation

#### Recessed Porch: to:

**Entrance Hall:** 10' 2" x 4' 4" (3.10m x 1.33m) Radiator. Coved finish to ceiling. Ceiling rose. Radiator.

**Lounge:** 12' 10" x 12' 8" (3.92m x 3.87m) excluding bay window. Timber framed double glazing to bay window. Hearth and open fireplace. Picture rail. Corniced finish to ceiling. Ceiling rose. Radiator.

**Inner Hallway:** 14' 7" x 5' 4" (4.45m x 1.63m) to:

**Dining Room:** 11' 11" x 11' 8" (3.63m x 3.56m) Radiator. Double glazed window. Television aerial point. Marbled fire surround and tiled hearth with open fire. Picture rail.

**Kitchen and Breakfast Room:** 18' 3" x 9' 11" (5.57m x 3.01m) Fitted with a range of laminate fronted units having timber trimmings comprising stainless steel single drainer sink unit set into range of base storage cupboards with matching suspended wall cabinets. Fitted laminate beech-effect topped work surfaces. Space with plumbing for automatic washing machine. Space for cooker. Space with plumbing for dishwasher. Drawer pack. Tiling to floor. Tiling to work areas. Double glazed windows. Back door.

**On The First Floor:**

**Landing:** 15' 7" x 5' 4" (4.74m x 1.63m) Radiator.

**Bedroom 1:** 12' 10" x 12' 9" (3.92m x 3.88m) Period style fireplace. Double glazed windows. Radiator.

**Bedroom 2:** 12' 0" x 11' 9" (3.66m x 3.57m) Radiator. Double glazed window.

**Box Room:** 9' 5" x 4' 5" (2.86m x 1.34m) Radiator. Double glazed window.

**Rear Landing:** 6' 8" x 2' 8" (2.04m x 0.81m) Loft access-point to insulated roof space.

**Bathroom:** 6' 9" x 5' 10" (2.06m x 1.78m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and twin-grip panelled bath. Radiator. Double glazed window. Part tiling to walls.

**Bedroom 3:** 12' 1" x 9' 11" (3.68m x 3.01m) Radiator. Double glazed window.

**Outside:** Attached to the rear of the property there are Twin Outhouses comprising WC and Former Coal Shed. The gardens to the property are extensive to the side and rear and have an access-point onto the highway at the front. The site extends to a total of 0.57 acres (approximately 2315 square metres).

**Planning Permission:** Outline Planning Permission was granted by Flintshire County Council on the 8th March 2024 under Application Reference: 064077. A copy of the Planning Permission is available from the Agents Offices. Planning Permission is to commence before the expiration of five years from the date of the grant. The outline application was accompanied by a drawing for three new detached dwellings, although there is a further drawing available for five new houses - subject to approval. There is furthermore consent to add an extension to the dwelling granted by Appeal under Code Number APP / A6835/A/21/3266282.

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

**Tenure:** Freehold. Vacant Possession available upon Completion.

**EPC:** EPC Rating - 66|D.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** From the Agents Wrexham Offices leave Wrexham City Centre on the Mold Road continuing past the Football Ground to the roundabout above the A483, at which take the exit signposted A541 Mold. Continue through Gwersyllt and along the Park Wall and continuing through Cefn y Bedd. Pass The Hollybush Public House and beneath the railway bridge eventually to the traffic lights, at which bear right towards Caergwrle. After the dip in the road, the property will be observed on the right-hand side.





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