

LOT

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Monfa, Hawarden Road, Caergwrle, Wrexham, Clwyd LL12 9BB

GUIDE PRICE **£270,000+\***

VACANT RESIDENTIAL

**Description**

A four/five bedroom detached dormer bungalow set on a good sized plot situated in the popular village of Caergwrle. The property benefits from stunning countryside views, central heating, double glazing, front and rear gardens, driveway and a garage. The property is in very good order throughout and has had new double glazing installed approximately 18 months ago. It would be suitable for immediate occupation or investment purposes.

**Situated**

Set back slightly from Hawarden Road in a popular and well established semi-rural residential location within walking distance to Caergwrle train station and Caergwrle village amenities.

**Ground Floor**

Hall, Open Plan Living Room/  
Kitchen/Diner, Utility Room,  
Bathroom/WC, Three Bedrooms  
(One with en suite), Study,  
Lounge

**First Floor**

Further Bedroom

**Outside**

Good sized front and rear  
gardens with open countryside  
views, Driveway with parking for  
3/4 cars, Garage

**EPC Rating**

TBC

**Council Tax Band**

F

