

Energy Efficiency Rating		Current	Potential
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	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-91)	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	

**Monte Bella Bryn Yorkin Lane**  
Caergwrlle, Wrexham,  
LL12 9HP

**NEW**  
**£210,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated within the popular village of Caergwrlle, Wrexham, this property on Bryn Yorkin Lane offers an excellent opportunity for builders, developers, or investors seeking a project with strong potential for improvement and value enhancement.

Occupying a desirable residential position, the property provides spacious internal accommodation with scope for refurbishment, reconfiguration, or extension, subject to the necessary planning consents. The generous room proportions and practical layout offer an ideal foundation for modernisation, making it well suited to those looking to add value through renovation works.

The existing kitchen, living accommodation, and bedrooms provide a solid footprint for redevelopment, while the overall plot offers potential to further maximise the property's appeal and market value.

Externally, the property benefits from garden space with scope for landscaping and improvement, together with good accessibility within an established residential setting. The surrounding area remains popular with buyers and tenants alike due to its village location, local amenities, transport connections, and proximity to Wrexham.

Offering clear potential for refurbishment or development, this is an ideal opportunity for builders or property investors looking for a project in a sought-after location with strong resale and rental demand.



A rare opportunity for investors, developers or renovation enthusiasts to acquire a characterful property occupying an elevated plot with beautiful views towards the church and surrounding countryside. Requiring full modernisation throughout, this substantial home offers immense scope to restore, redesign and add significant value.

Retaining a wealth of original features including wooden flooring, decorative curtain rails, stained glass windows, fireplaces and quarry tiled floors, the property presents an exciting blank canvas with excellent proportions and impressive outdoor space.

#### Front Entrance Porch

Charming entrance porch with hanging space, beautiful original wooden door with panelled glass insert, stained glass windows and tiled flooring.

#### Entrance Hall



Large and spacious central hallway with feature glass loft hatch providing access to the loft area and principal rooms.

#### Loft Room

Generous part-boarded loft with window to the front elevation, offering excellent storage or potential for conversion into an additional room, subject to permissions.

#### Reception Room



Well-proportioned reception room featuring a central fireplace and large PVC bay window enjoying stunning far-reaching views.

#### Bedroom Two / Second Reception Room



Versatile double room positioned to the front of the property with central fireplace and original stained glass windows overlooking the attractive views. Could equally be utilised as a second reception room, dining room or study.



#### Bedroom One



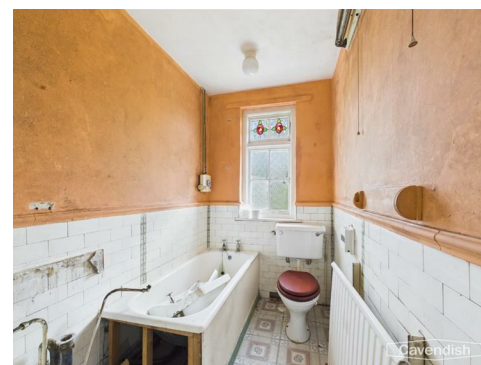
Spacious double bedroom to the rear elevation with PVC window, feature fireplace and original wooden flooring.

#### Bedroom Three



Further double bedroom with two original stained glass windows allowing excellent natural light, built-in wardrobe and original tiled fireplace.

#### Bathroom



Comprising bath, WC, stained glass window and half-height white wall tiling.

#### Kitchen



Fitted with wall and base units, space for cooker, walk-in pantry, stained glass side windows and original quarry tiled flooring.

#### Side Porch

Useful side entrance with original quarry tiled floor, PVC door and windows leading outside.

#### Separate WC

Accessed via the side porch, fitted with WC and window.

#### Externally

The property occupies a generous elevated plot with attractive views of the church and surrounding countryside. Large grounds surround the home and include fruit trees, a garden shed, under-house storage access via external door, and pathways leading around the property.

Offering charm, size, original features and enormous scope, this is a superb opportunity to create an exceptional family home or rewarding investment project. Early viewing is highly recommended.

#### Tenure

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

#### Council Tax

\* Council Tax Band D - Flintshire County Council.

#### AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

#### Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

#### Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

#### Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

#### Directions

Cavendish Estate Agents 1 High St, Mold CH71AZ Head towards High St/B5444 46 ft Turn left at the 1st cross street onto Wrexham St/B5444 0.9 mi At Bromfield Roundabout, take the 3rd exit onto Wrexham Rd/B5444 1.0 mi Turn right onto A541 4.3 mi Turn right onto Bryn Yorkin Ln 308 ft Turn left to stay on Bryn Yorkin Ln 0.6 mi Bryn Yorkin Ln Caergwrle, Wrexham LL12 9HP