



Summerhill Road, Wrexham LL11 4SW

£340,000

This spacious detached 1506.95 square foot property is laid out over two floors and features 3 double bedrooms and 2 bathrooms, making it an ideal home for the modern family. The ground floor boasts a sizable living room with a cosy fireplace, a well-equipped kitchen featuring a stove, a dining room complemented by a secondary fireplace, a handy utility room, a restroom, and an additional room that can be tailored to your personal needs. On the first floor there is a family bathroom and en suite shower room plus three generous bedrooms. Extra features include a practical garage, offering additional storage or off-street parking. Externally there is ample off road parking a lovely rear garden with lawn and decking to enjoy the surrounding views. The property is conveniently located near an array of amenities which include the local Sainsbury's and ALDI for grocery shopping, the bustling Plas Coch Retail Park for wider retail needs, and to meet recreational needs, the property is within close distance of the Wrexham Tennis Centre and Moss Valley Country Park, making it an attractive proposition to potential homeowners seeking a balance between urban living and outdoor activities.

- A THREE DOUBLE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN
- SUN ROOM
- UTILITY & DOWNSTAIRS WC
- BATHROOM & SHOWER ROOM TO FIRST FLOOR
- GENEROUS PLOT
- LOVELY VIEWS TO FRONT & REAR ASPECTS
- GARAGE & OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Composite front door, original tiled floor, stairs to first floor, doors to two reception rooms and kitchen.

Lounge

3.97 x 3.68 (13'0" x 12'0")

Bay window to front, patio doors to rear, carpet, electric fire with complementary surround.

Dining Room

4.00 x 3.51 (13'1" x 11'6")

Parquet flooring, bay window to front, window to side, electric fire set in period fireplace.

Kitchen

4.61 x 3.00 (15'1" x 9'10")

Fitted range of wall and base units, complementary worktops, sink drainer, mixer tap, oven and grill, electric hob, extractor, windows to both sides, tiled floor, tiled splashbacks, doors to utility and sun room.

Sun Room

3.57 x 1.75 (11'8" x 5'8")

Tiled floor, window to side, bifolding doors to garden, door to wc.

Utility Room

Wall mounted gas combi boiler, window to side, external door to rear, tiled floor, plumbing for washing machine.

WC

Toilet and hand wash basin, window to side, tiled walls and floor.

First floor landing

Carpet, window to front, doors to 3 bedrooms and bathroom.

Bedroom One

3.98 x 3.76 (13'0" x 12'4")

Carpet, window to front with commanding views.

Bedroom Two

4.01 x 3.73 (13'1" x 12'2")

Carpet, window to front with far reaching views.

Bedroom Three

3.07 x 2.93 (10'0" x 9'7")

Carpet, window to side, door to en suite.

En Suite

3.20 x 1.71 (10'5" x 5'7")

Large shower cubicle, wc, sink, tiled walls and floor, skylight window, extractor, chrome towel rail, storage cupboard, spotlights.

Bathroom

3.06 x 1.67 (10'0" x 5'5")

Panel bath, electric shower over, wc, sink, skylight window, tiled walls and floor, spotlights.

Garage

Up and over door, power socket.

Outside

Front double vehicle gates to brick laid drive leading to the garage. Low maintenance front garden with brick paving gravel mature trees and shrubs steps up to front door. Rear garden with generous lawn, hardstanding adjacent house, timber deck, countryside views over surrounding fields.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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



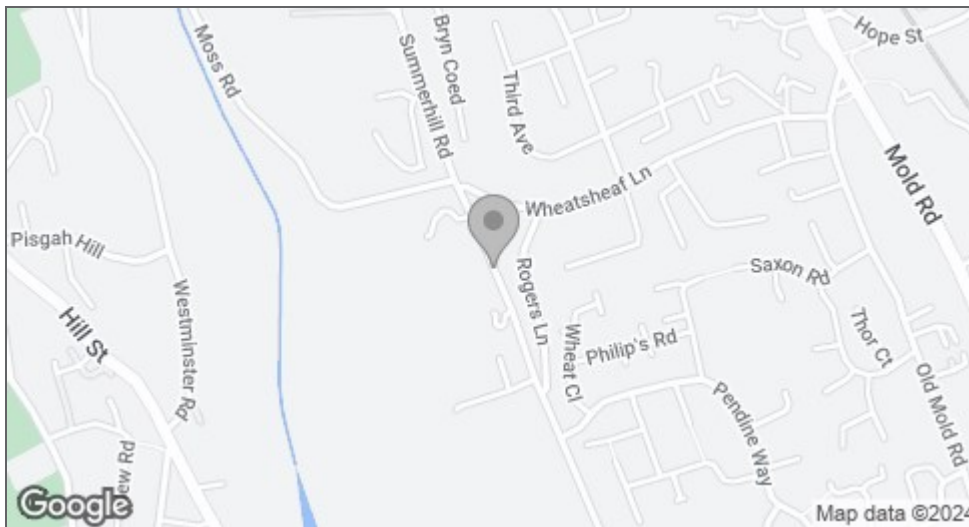
that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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 details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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