



Celtic Road, Wrexham LL11 4QE

£230,000

A superbly presented 3 bedroom detached property offering stunning far reaching views to the front from the first floor and located in the village of Summerhill. This excellent family home offers well presented accommodation, 3 bedrooms, a good size well maintained rear garden and a single garage, all of which can only be appreciated on internal inspection. The village of Summerhill sits approximately 3 miles from Wrexham city centre and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A superb 3 bedroom detached property
- Far reaching views to the front from the first floor
- Single garage
- Well presented
- Good size, well maintained garden
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, stairs off to the first floor, door to under stairs storage cupboard.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, wood effect flooring, double glazed window.

Lounge

4.43m x 3.42m (14'6" x 11'2")

A well presented lounge with double glazed sliding doors off to the rear garden, wood effect flooring, electric fire, door to hallway.

Kitchen/Dining Room

5.15m x 2.44m (16'10" x 8'0")

Fitted with a full range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob, stainless steel extractor fan over, integrated fridge/freezer, part tiled walls, wall mounted gas combination boiler, double glazed window to the front, door off to the side.

First Floor Landing

With a double glazed window to the side, door to a storage cupboard, access to the loft space.

Bedroom 1

3.85m x 2.64m (12'7" x 8'7")

Superbly presented with a double glazed window to the rear, full width fitted wardrobes.

Bedroom 3

3.00m x 1.99m (9'10" x 6'6")

With a double glazed window to the front offering far reaching views towards Cheshire, carpeted flooring

Bedroom 2

4.13m x 2.34m (13'6" x 7'8")

A well presented double bedroom with a double glazed window to the front offering fantastic far reaching views towards Cheshire, carpeted flooring.

Bathroom

2.55m x 2.36m (8'4" x 7'8")

Fitted with a 4 piece suite comprising of a low level w.c, pedestal hand wash basin, bath, separate shower cubicle, part tiled walls, double glazed window.

Rear Garden

To the rear is a well maintained and good size garden with a paved patio adjacent to the rear of the property and leading on to a lawned garden. There is a door allowing access to the garage.

Front

To the front is a lawned garden and a tarmac driveway providing off road parking and leading to a single garage with up and over door.

Important Information

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

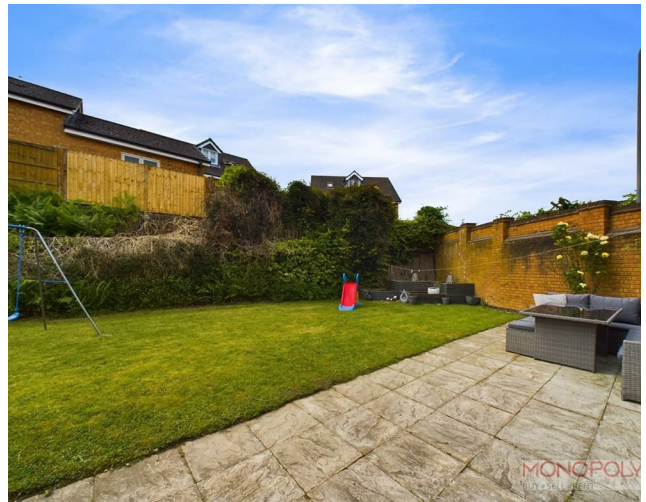
Additional Information

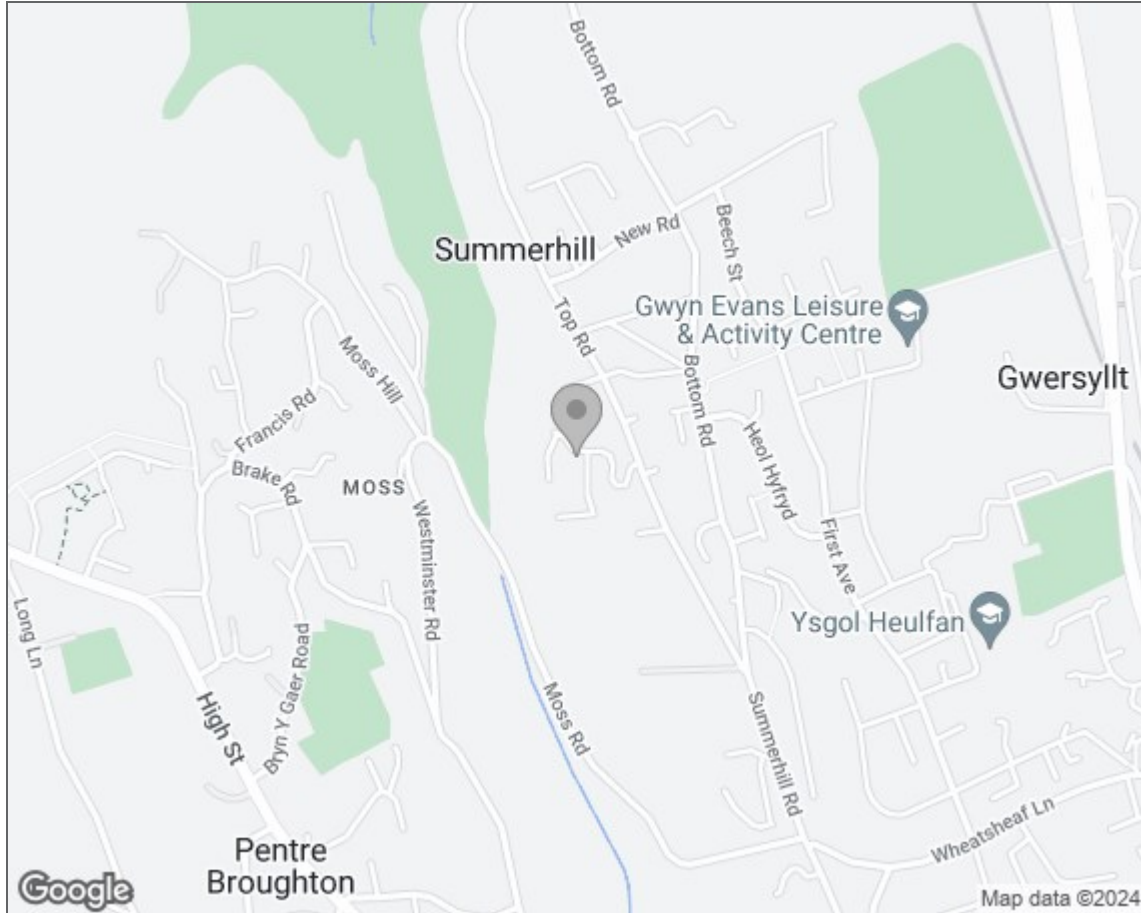
Please see the key property facts on the web links.











Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		72	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

