



## Summerfields, Rhostyllen LL14 4EU Offers In Excess Of £280,000

A fantastic four bedroom detached property situated in a sought after residential location in the popular village of Rhostyllen. The spacious internal accommodation comprises an entrance hall, w.c, lounge, family room, modern kitchen, four bedrooms one of which boasts an en suite shower room and a family bathroom. Externally there is off road parking, an integral garage and an enclosed rear garden. The village of Rhostyllen offers numerous of amenities close to hand as well as being close to Wrexham City Centre and the A483 for travel to Chester, Oswestry and beyond. VIEWING HIGHLY RECOMMENDED!

- A FOUR BEDROOM DETACHED HOUSE
- MODERN KITCHEN
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- FAMILY BATHROOM PLUS EN SUITE SHOWER ROOM
- INTEGRAL GARAGE
- POPULAR & CONVENIENT LOCATION



## Hallway

Upvc front door, carpet, stairs to first floor, doors to w.c and lounge.

## Downstairs WC

W.C, wash hand basin, window to front, timber effect flooring.

## Lounge

6.10 x 3.39 (20'0" x 11'1")

Carpet, window to front, doors to kitchen and family room.

## Family Room /Dining Room

4.01 x 3.44 (13'1" x 11'3")

Carpet, window to rear, sliding patio doors to garden.

## Kitchen

3.89 x 3.16 (12'9" x 10'4")

Recently installed kitchen with a range of wall and base units, complimentary worktops, stainless sink/drain, cooker, window and external door to rear, vinyl flooring.

## First floor landing

Carpet, doors to four bedrooms, bathroom and two storage cupboards.

## Bedroom One

4.04 x 3.56 (13'3" x 11'8")

Carpet, window to rear, attic hatch, door to en suite.

## En Suite

2.44 x 0.91 (8'0" x 2'11")

Shower cubicle, wash hand basin set in a vanity unit, w.c, vinyl flooring.

## Bedroom Two

3.52 x 3.47 (11'6" x 11'4")

Carpet, window to front.

## Bedroom Three

3.47 x 2.58 (11'4" x 8'5")

Carpet, window to front.

## Bedroom Four

2.44 x 2.42 (8'0" x 7'11")

Carpet, window to side.

## Bathroom

2.73 x 1.78 (8'11" x 5'10")

Panel bath with shower from taps, w.c, wash hand basin, vinyl flooring, part tiled walls, window to rear.

## Garage

Integral garage with up and over door.

## Outside

Front - Off road parking on a front drive, gravel to side.

Rear - Patio adjacent to the house, lawn, enclosed with fencing, further raised patio area, side access.

## Additional Information

PLEASE NOTE THAT THE PHOTOS ON THE DETAILS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN APPROXIMATELY 12 MONTHS AGO.

Gas central heating...Upvc double glazing...

## 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.

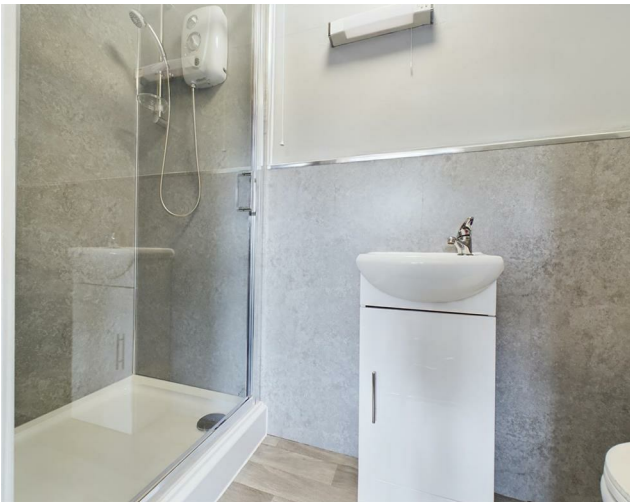
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify



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			
(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			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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