



Penson Court, Summerhill LL11 4UP

£290,000

Situated on Penson Court in Summerhill, Wrexham, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2017 by SG Estates, the property boasts a generous 957 square feet of well-designed space, making it an ideal home for families. Upon entering, you are welcomed into a welcoming entrance hall with doors to spacious reception room that provides a warm and inviting atmosphere, a modern kitchen/diner perfect for entertaining guests. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms are thoughtfully designed, catering to the needs of a busy household. To the rear is an attractive low maintenance garden and a fantastic garden studio/home bar located in the converted garage. One of the standout features of this property is the convenient parking space available for up to three vehicles, a rare find in many modern homes. This added benefit enhances the practicality of the property, making it easy for families and visitors alike. The location in Summerhill is within easy reach of Wrexham's amenities, including shops, schools, and recreational facilities. In summary, this modern detached house in Penson Court is a wonderful opportunity for anyone looking for a spacious layout, contemporary design, and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

- A THREE BEDROOM DETACHED HOUSE
- KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- LIVING ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARDEN STUDIO/HOME BAR
- POPULAR & CONVENIENT LOCATION



INTERNAL ACCOMODATION

Hallway - Composite front door, stairs to first floor, doors to lounge, wc, kitchen and understairs cupboard.

Wc - With toilet, hand wash basin, tiled floor.

Lounge - Carpet, bay window to front, two windows to side.

Kitchen/Diner - Modern fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, gas hob, extractor, integral fridge/freezer, dishwasher, space for washing machine, under unit lighting, tiled floor, window and French doors to side, bay window to front.

First floor landing - Carpet, doors to bedrooms and bathroom, loft access, window to front.

Bedroom One - Carpet, window to front, door to en suite.

En suite - Shower enclosure, wc, hand wash basin, tiled floor, tiled splash backs, window to rear, extractor, spotlights.

Bedroom Two - Double bedroom, carpet, windows to side and front.

Bedroom Three - Carpet, window to side.

Bathroom - Panel bath, tiled splash back, hand wash basin, wc, tiled floor, window to rear.

Outside

Front garden with path to front door, lawn, planted bed.

Rear garden with gates to drive and front, paved

patio adjacent house, steps up to lawn, enclosed with fencing.

Garden Studio/Home Bar - Converted garage with French doors opening onto the patio, tiled flooring, spotlights.

Off road parking on a tarmac driveway with space for three cars.

Additional Information

Gas central heating combi boiler.

Upvc double glazing

Electric underfloor heating to ground floor tiled areas.

IMPORTANT INFORMATION

*Material Information interactive report 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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage











