



30

Wrexham | | LL11 4UF

£235,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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Situated in the charming area of Summerhill, Wrexham, this extended Five bedroom semi-detached house on Beech Street offers a delightful blend of space and comfort. With four generously sized bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The house features two well-appointed reception rooms, providing ample space for relaxation and entertaining.

The property boasts a modern bathroom, ensuring convenience for busy households. The UPVC double glazing throughout enhances energy efficiency while keeping the home warm and inviting. Outside, you will find a good-sized garden to the rear, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Parking is a breeze with off-road space for two vehicles, making it easy for you and your guests to come and go. This semi-detached house combines practicality with a welcoming atmosphere, making it a wonderful place to call home. Don't miss the opportunity to view this lovely property.

- EXTENDED FIVE BEDROOM
- SEMI DETACHED HOUSE
- GOOD SIZED GARDEN TO REAR
- POPULAR LOCATION
- UPVC DOUBLE GLAZING
- HEAT PUMP HEATING SYSTEM
- OFF ROAD PARKING FOR TWO VEHICLES
- DOWNSTAIRS CLOAKROOM



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door with matching side panels to entrance hallway.

## ENTRANCE HALLWAY

With UPVC Double glazed and frosted window to the front, staircase rising off to the first floor accommodation, door to the lounge.

## LOUNGE

13'5" x 12'6" (4.09m x 3.82m)

With UPVC Double glazed window to the front with radiator beneath, laminate flooring, double doors to dining area/ breakfast room.

## DINING/ BREAKFAST AREA

15'8" x 9'7" (4.78m x 2.93m)

With UPVC double glazed French style doors opening to the rear garden, vinyl flooring, radiator, door off to the cloakroom w.c. / storage cupboard, doorway to kitchen.

## KITCHEN

9'8" x 8'0" (2.96m x 2.44m)

Comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating a one and half bowl stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer, plumbing for washing machine, extractor hood, tiled splashbacks, UPVC Double glazed window to the rear.

## CLOAKROOM W.C./ UNDERSTAIRS STORAGE

Comprising of a Dual flush low level w.c., wash hand basin, extractor fan and storage under stairs.

## FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, access to the loft space, cupboard housing the Heat pump heating system.

## BEDROOM ONE

13'6" x 9'4" (4.12m x 2.85m)

UPVC Double glazed window to the front with single panel radiator beneath, laminate flooring.

## BEDROOM TWO

9'8" x 9'1" (2.96m x 2.79m)

UPVC Double glazed window to the rear with single panel radiator beneath,

## BEDROOM THREE

9'8" x 7'9" (2.96m x 2.38m)

UPVC Double glazed window to the rear, single panel radiator, laminate flooring, access to the loft space

## BEDROOM FOUR

9'8" 7'10" (2.96m 2.39m)

UPVC Double glazed window to the rear, single panel radiator, laminate flooring.

## BEDROOM FIVE/ STUDY

8'7" x 6'3" (2.63m x 1.93m)

UPVC Double glazed window to the front, built in shelving.

## BATHROOM

Shower cubicle, dual flush low level w.c., pedestal wash hand basin, radiator, UPVC Double glazed and frosted window to the front, fully tiled walls.

## OUTSIDE

To the front there are two driveways providing off-road parking for two to three vehicles.

To the rear is a decked sitting area leading to a paved patio area with steps leading down to the lawned garden, featuring a range of well-stocked plant and shrubbed beds and a pond, and benefits from a summerhouse, a log store, a pergola. There is also a greenhouse and a workshop/shed





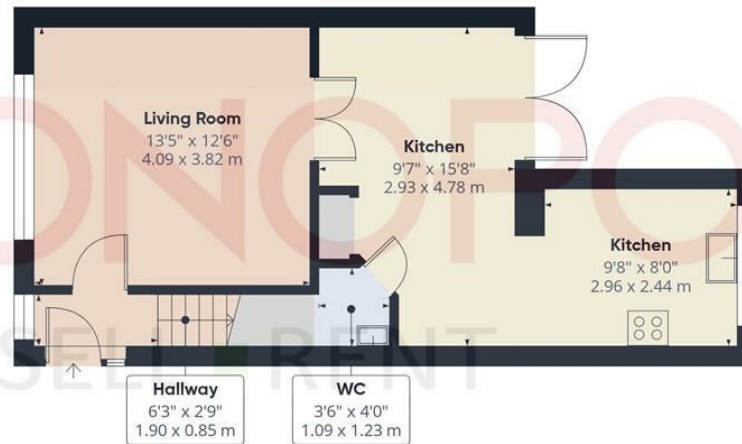




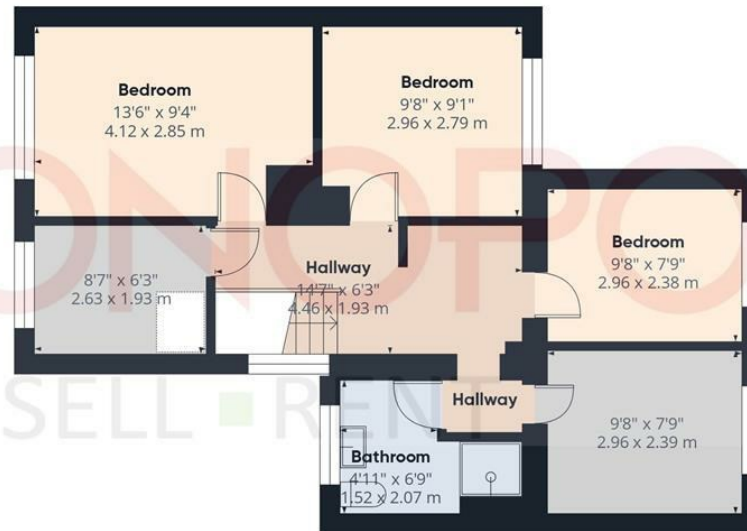
INPORTANT INFORMATION

MORTGAGES

ADDITIONAL INFORMATION



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

981 ft<sup>2</sup>  
91.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

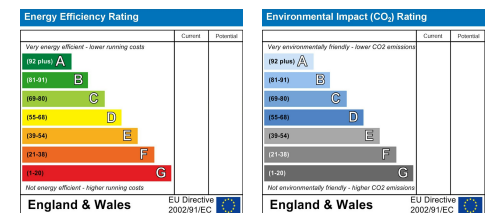
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#### MONEY LAUNDERING REGULATIONS 2003

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.





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