



30

Wrexham | | LL11 4UF

£229,950

**MONOPOLY**<sup>®</sup>

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# 30

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Situated in the sought-after and picturesque village of Summerhill, this extended five-bedroom semi-detached family home offers a superb balance of space, comfort, and versatility. Ideal for growing families or those seeking flexible living, the property benefits from two generous reception rooms, perfect for both entertaining and everyday relaxation. The accommodation briefly comprises an entrance hall, spacious lounge, dining room, modern kitchen, and family bathroom. To the first floor are five well-proportioned bedrooms, providing ample space for family, guests, or home working. The home is fitted with uPVC double glazing throughout, ensuring warmth and energy efficiency. Externally, the property enjoys a good-sized rear garden, ideal for outdoor dining, gardening, or simply unwinding in the sunshine. There is also off-road parking for two vehicles to the front for added convenience.

Located on Beech Street, the property sits within a popular residential area close to a variety of local amenities, including shops, schools, and eateries. The nearby towns of Wrexham and Gresford are just a short drive away, offering further facilities, while excellent road links via the A483 provide easy access to Chester, Oswestry, and beyond. This welcoming home combines practicality, space, and a desirable semi-rural setting - an ideal choice for families looking to settle in a peaceful yet well-connected location.

- 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



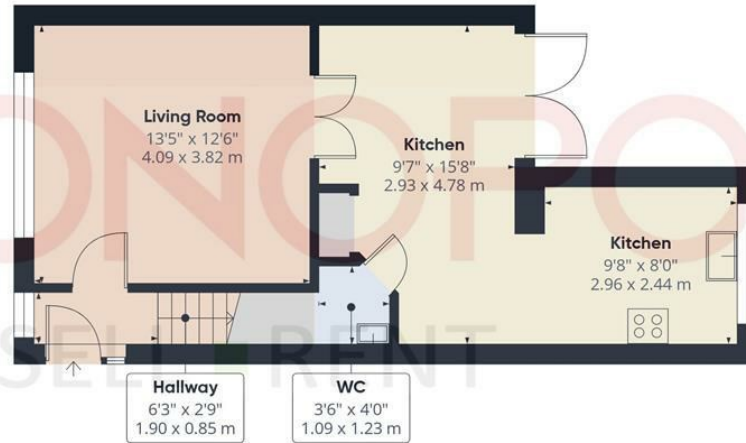


IMPORTANT INFORMATION

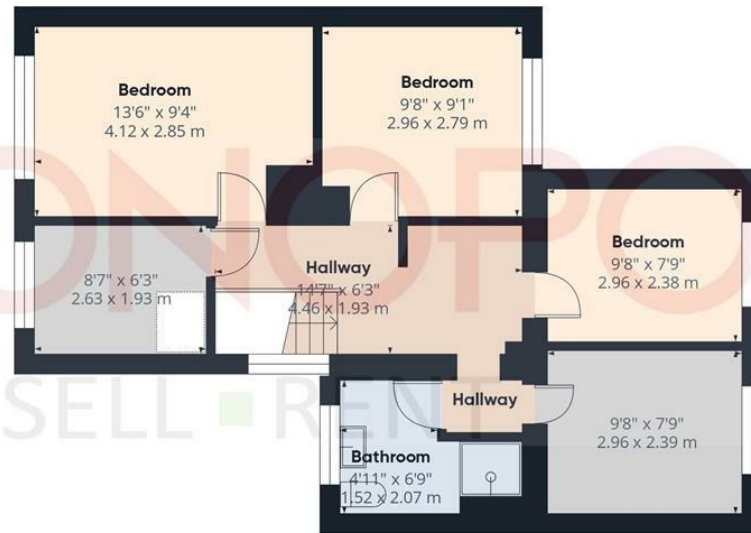
MORTGAGES

ADDITIONAL INFORMATION

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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.

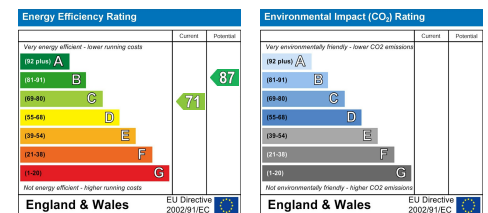
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**MONEY LAUNDERING REGULATIONS 2003**

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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