



Ivy House

Wrexham | LL11 4TA

Offers In The Region Of £229,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

MONOPOLY<sup>®</sup>  
BUY ■ SELL ■ RENT



# Ivy House

Wrexham | | LL11 4TA

Situated on the sought-after Top Road in Summerhill is this beautifully presented three-bedroom semi-detached family home, offering stylish and well-maintained accommodation throughout. In brief, the property comprises an entrance hallway with a useful utility area, a spacious lounge featuring a log burner, and a contemporary kitchen/dining area perfect for family meals and entertaining. To the first floor there is a landing with built-in storage, three bedrooms (two of which are generous doubles), and a modern family bathroom. Externally, the property enjoys a decorative stone driveway providing off-road parking for up to three vehicles. To the rear, there is a private, low-maintenance garden featuring a raised decking area ideal for outdoor dining, decorative stone, and a timber shed for storage. Top Road is located in an elevated position within the popular village of Summerhill, enjoying a semi-rural setting with easy access to scenic countryside walks, while being just a short drive from Wrexham City Centre. Local amenities including shops, schools, and pubs are within walking distance, and there are excellent transport links nearby connecting to Mold, Chester, and the A483. An ideal home for families or first-time buyers seeking a move-in-ready property in a peaceful yet convenient location.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- EXCELLENT CONDITION
- LOUNGE WITH LOG BURNER
- MODERN AND SPACIOUS KITCHEN/DINING ROOM
- TWO OF THE BEDROOMS DOUBLE WITH VIEWS
- MODERN FAMILY BATHROOM
- DRIVEWAY TO THE FRONT
- LANDSCAPED GARDEN AREA TO REAR
- ELEVATED POSITION WITH VIEWS
- POPULAR RESIDENTIAL LOCATION OF SUMMERHILL



### Entrance Hall/Utility Area

The entrance is via the side of the property with a uPVC double glazed door leading into entrance hallway with uPVC double glazed window to the rear. Utility area with work surface, space and plumbing for a washing machine and tumble dryer. Tiled flooring, panelled radiator, ceiling light point, stairs to first floor, doors to lounge and kitchen/dining.

### Living Room

UPVC double glazed window to the front elevation. Log burner with exposed brick surround and wooden mantel. Carpet flooring, panelled radiator and ceiling light point.

### Kitchen/Dining Room

A pleasant open plan kitchen/dining room. The kitchen houses a range of wall, drawer and base units with work surface over. Integrated appliances to include electric oven, induction hob and extractor hood above. Space for fridge freezer. 1.5 composite sink unit with mixer tap. Breakfast bar area for dining plus space for additional dining table. Exposed brick alcove currently used as a log-store. The room is finished with panelled radiator, recessed LED lighting, tiled flooring, brick-style splash-back tiling, wall mounted 'Worcester' combination boiler, cupboard housing electric box and meter, uPVC double glazed window to the rear and uPVC double glazed door to the rear garden area.

### Landing Area

UPVC double glazed window to the rear elevation. Airing cupboard with radiator and shelving. Carpet flooring, ceiling light point, doors to three bedrooms and bathroom.

### Bedroom One

Two uPVC double glazed windows to the front with views and side elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the front elevation with views. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Three piece suite comprising low-level WC, wash hand basin sat on a tiled vanity storage unit and panelled bath with mains shower. Tiled walls, tiled floor, chrome heated towel rail, ceiling light point and uPVC double glazed frosted window to the rear elevation.

### Outside

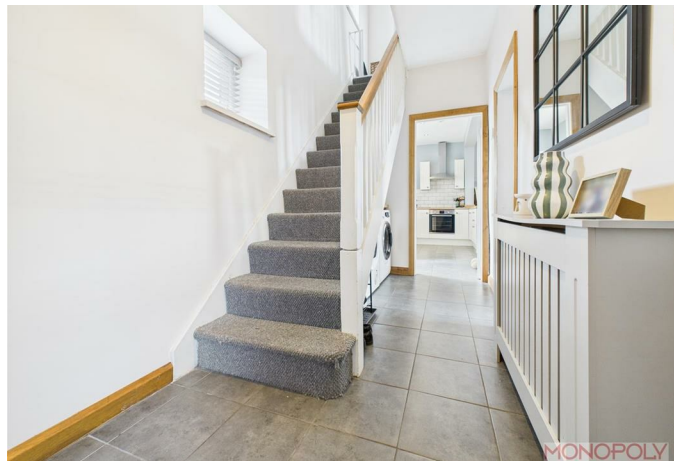
To the front there is a decorative stone driveway with space for approximately three vehicles. There is a shared path leading to the side entrance. The rear garden area is landscaped with decorative stone, decking, timber shed and fence panels to the boundary offering security and privacy. There is a gate leading to the rear where there is a right of way path to take refuse to the front of the property. The rear garden also has power sockets and lighting.

### Additional Information

The property underwent a renovation in 2018/19 by the previous owners. The boiler is combination and has been serviced this year. The rear of the property backs onto a golf-course and forest area.

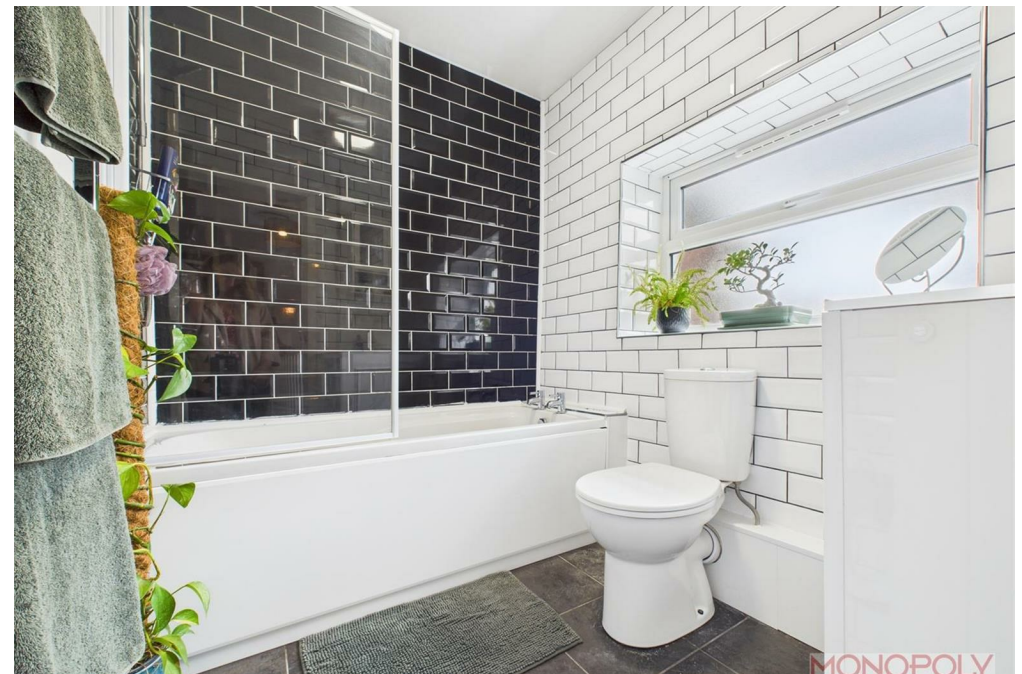
### Important Information





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 details must therefore be taken as a guide only.





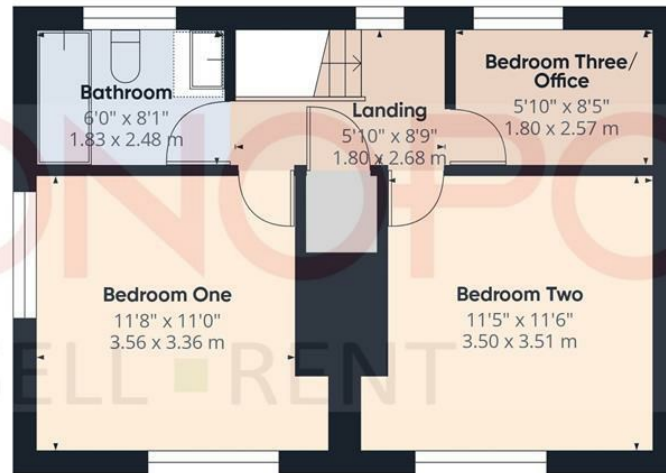




MONEY LAUNDERING REGULATIONS 2003  
 BUY ■ SELL ■ RENT



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 842 ft<sup>2</sup>  
 78.2 m<sup>2</sup>  
 Reduced headroom  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

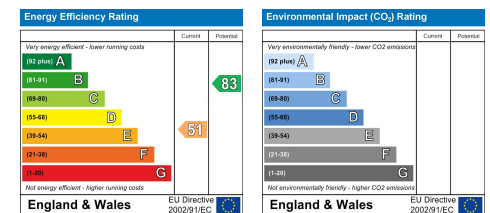
GIRAFFE360

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.

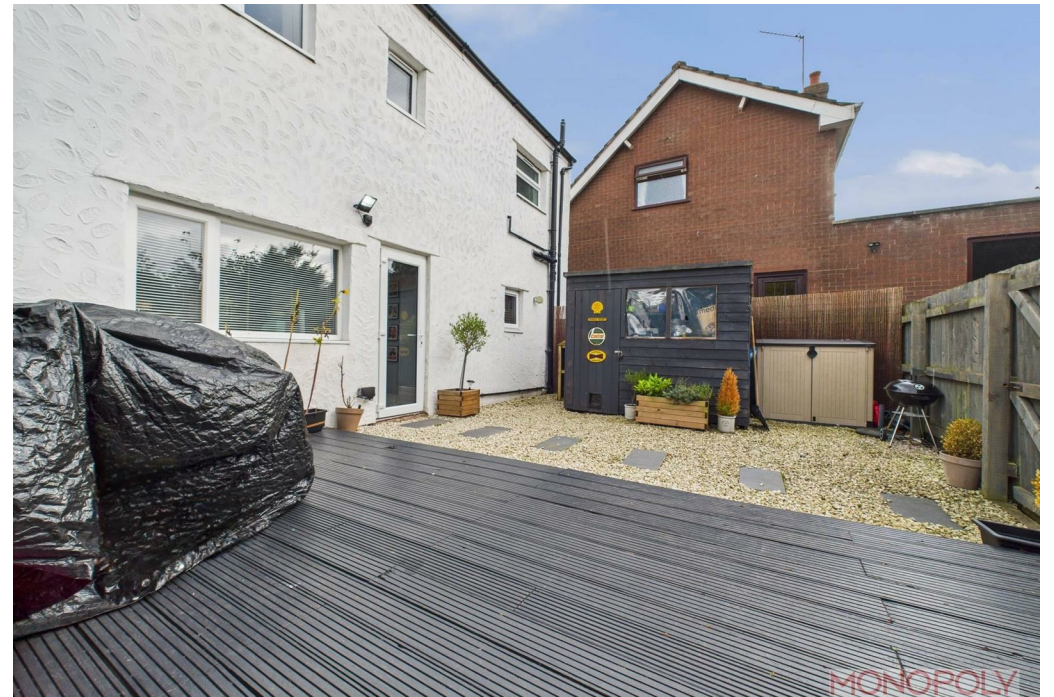
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.





**MONOPOLY**  
BUY • SELL • RENT





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT

