



**Ty Capel**

Summerhill | Wrexham | LL11 4UA

**Offers In Excess Of £350,000**

**MONOPOLY**  
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## "VIEWING HIGHLY RECOMMENDED"

Located in the popular location of Summerhill, this dormer-style three bedroom detached house is the perfect blend of convenience and modern living.

In brief, the downstairs accommodation comprises a contemporary open plan kitchen diner, modern downstairs w.c, utility, office/third bedroom. The lounge features a brick built fireplace and sliding doors to the rear, allowing ease of access and a perfect set up for family entertainment. The upstairs accommodation features two spacious bedrooms with windows to the front. The family bathroom is located for convenience and has been finished with a modern touch. Externally, the property has been beautifully designed for easy maintenance, featuring a porcelain tiled sitting area and Astro turf area with raised beds, making a great space for family entertaining. Additionally, there is a paved driveway with space three vehicles as well as a single garage. The property benefits from having Solar Panels which are owned by the vendor. The area of Summerhill features a range of local amenities close at hand, including local primary and secondary schools, shops, pubs and health needs. Don't miss the opportunity to make this lovely house your home!

- 3 BEDROOM DETACHED DORMER BUNGALOW
- OPEN PLAN KITCHEN DINER
- THE PROPERTY BENEFITS FROM SOLAR PANELS WHICH ARE OWNED BY THE VENDOR
- LOUNGE WITH DOORS TO REAR
- OFFICE/THIRD BEDROOM
- BATHROOM
- DOWNSTAIRS W.C
- REAR GARDEN WITH PATIO AND LAWN
- GARAGE
- POPULAR LOCATION



### Accommodation to ground floor

UPVC Double glazed door and matching side panel leading into entrance hall.

### Entrance Hallway

Welcoming entrance hallway with double doors to storage cupboard, door to downstairs w.c, laminate flooring, doors into kitchen, lounge and office/bedroom three, stairs rising to first floor accommodation.

### Downstairs w.c

A modern downstairs w.c. featuring low-level w.c and wash hand basin set in a vanity unit, full length towel rail, UPVC Double glazed window to the front, tile effect vinyl flooring.

### Third Bedroom/Office

UPVC Double glazed window to front with radiator beneath, carpeted flooring.

### Lounge

Spacious lounge featuring brick built fireplace, with log burner inset, UPVC Double glazed sliding patio doors to the rear garden, radiator, carpeted flooring.

### Kitchen

A contemporary kitchen featuring a range of wall, drawer and base units with complementary work surface over, 1.5 sink unit with mixer tap over, space for fridge/freezer, integrated dishwasher, space for cooker with extractor above and tiled splashback, breakfast bar with drawer units beneath, double doors to storage cupboard, which is housing the Worcester gas central heating Combi boiler, radiator, recessed spotlights, door into utility. UPVC Double glazed window to the rear and UPVC Double glazed and frosted door to the side.

### Dining Area

Following the open plan design from the kitchen, a spacious dining area with laminate flooring, radiator, door into hallway, UPVC Double glazed sliding doors to the rear.

### Utility

A useful utility with complementary worktop over with stainless steel sink unit, also including storage cupboard with drawer units beneath, space and plumbing for washing machine, radiator, UPVC double glazed window to side.

### First Floor Landing

With carpeted flooring, UPVC Double glazed window to the front, storage cupboard, doors leading to bedrooms and bathroom.

### Bedroom One

Stunning room with UPVC Double glazed window to the front with double panel radiator beneath, carpeted flooring, Built in wardrobes with the centre being mirrored, built in dressing table, access to the loft space.

### Bedroom Two

With UPVC Double glazed window to the front with double panel radiator beneath, carpeted flooring, Built in Hanging rails and shelving, storage to the eaves.

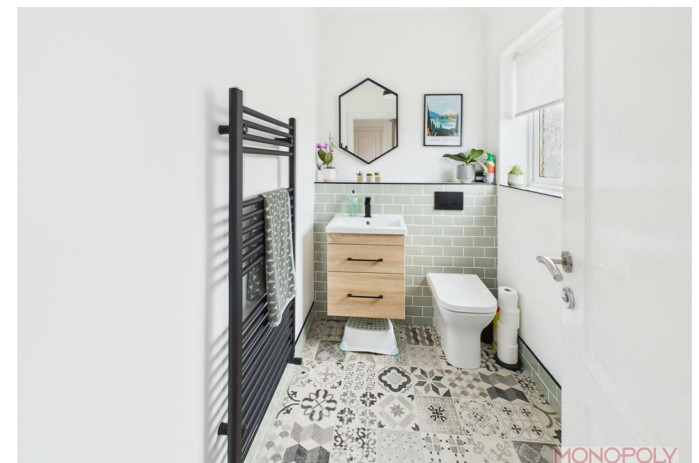
### Bathroom

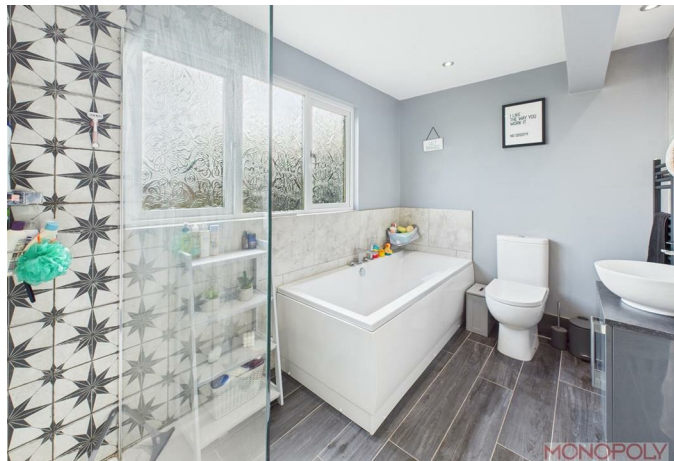
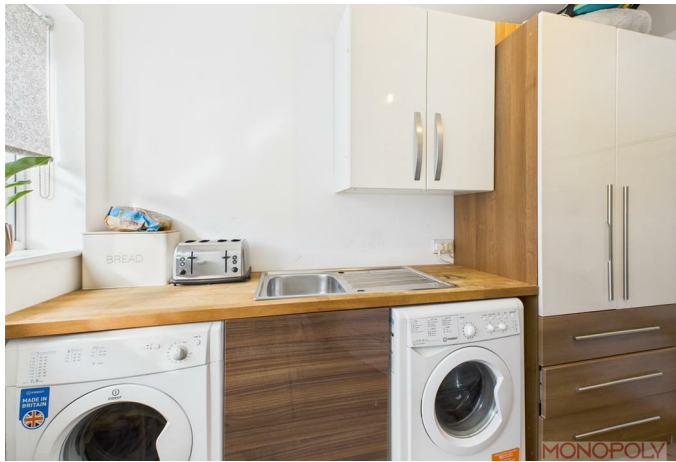
A modern bathroom suite comprising a Dual sized walk in shower cubicle with rainforest shower head, panel enclosed bath with shower attachment, low level w.c. with dual flush, wash hand basin set in a vanity unit, two black full length ladder style radiators, extractor fan, part-tiled marble effect walls, tiled flooring, recessed spotlights, UPVC Double glazed and frosted window to the rear, underfloor heating.

### Outside

To the front, the property is approached by a block paved driveway with space for 2-3 vehicles, which leads to the entrance porch. To the left, the front garden comprises of a fenced slate chipped area for easy maintenance. There is side access to the right hand side leading to the rear.

To the rear, there is a porcelain tiled patio sitting area, a further paved patio area and Astro turf lawn area





with raised beds with a range of established decorative shrubs. The rear garden end boundary is screened by a mature hedge, making it private.

### **Garage**

Single garage with up and over the door.

### **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 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

### **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 PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe reposessed if you do not keep up repayments on your mortgage.

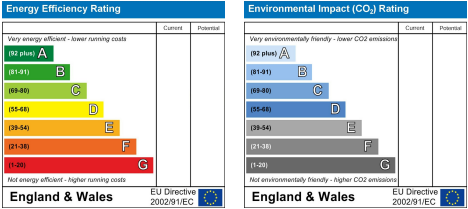
### **ADDITIONAL INFORMATION**

Solar Panels...





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