



Summerhill Court, Tremeirchion, St. Asaph LL17 0UE

£399,950

Situated within a short distance of the A55 expressway this substantial character family home offers attractive accommodation arranged over two floors, converted to a high specification with quality fixtures and fittings throughout to combine the amenities of modern living with features including exposed beams and brickwork. The property briefly comprises an entrance hall, a large open plan kitchen/dining/family room, dual aspect lounge with a multi-fuel stove, a utility room, a downstairs WC, a spacious landing, a master bedroom with shower en-suite, and a further two double bedrooms and family bathroom. Well-kept rear garden with decked patio area and a driveway with parking and integral garage to the front with a parking bay and seating area. Occupying a pleasant position on the edge of the charming village of Tremeirchion, the semi-detached converted barn is set in a courtyard with only three properties and is within a short distance of the A55 Expressway. Come and view this stunning property!

- Beautifully Presented Barn Conversion
- Large Open Plan Kitchen/Dining/Family Room
- Integral Garage and Manicured Garden
- Tenure - Freehold
- No Onward Chain
- Three Double Bedrooms and Shower En-Suite
- Master Bedroom with En Suite
- Charming Village Location
- Council Tax Band - G
- Viewing Highly Recommended



Entrance Hall

4.65m x 2.26m (15'3" x 7'4")

The elegant and bright hallway has tiled flooring, a double radiator a turned staircase leading upstairs with storage space underneath, and a Velux window above bringing in plenty of natural light. Paneled doors lead to the lounge and inner hallway.

Downstairs W.C.

Having a low flush WC, pedestal hand wash basin, extractor fan, radiator, half tiled walls with decorative border, and tiled flooring. A double-glazed window with privacy glass overlooks the rear of the property.

Lounge

5.89m x 4.78m (19'3" x 15'8")

A sizable dual-aspect lounge with a feature inglenook fireplace housing a cast-iron multi-fuel stove set on a brick hearth. Beam, two radiators, wall lighting, and two double-glazed cottage windows overlook the front of the property, and two double-glazed windows overlook the side.

Family Room

7.82m x 4.72m (25'7" x 15'5")

Imposing family room with a kitchen area, dining area, and snug with an Inglenook fireplace, tiled flooring and Alexa-controlled smart lighting. The kitchen has a large range of off-white country-style kitchen drawer, base and wall units with a polished granite effect worktop, integrated stainless steel double oven, four-ring halogen hob with extractor hood over, integrated dishwasher, fridge and freezer. Stainless steel sink with mixer tap, tiled splash backs, central island unit with breakfast bar, deep windowsill with double glazed window overlooking the rear and two double glazed doors leading out to the rear garden. A central dining area with beams, radiator, feature inglenook brick fireplace housing a multi fuel burner, double glazed window overlooking the front of the property, and steps leading up to the utility & integral garage.

Utility Room

5m x 1.73m (16'4" x 5'8")

Handy room with units and worktops matching the kitchen which conceals the washing machine and tumble drier. Radiator, tiled flooring, and double glazed window overlooking the side of the property. Cloaks area with a door opening into the integral garage and a uPVC door leading out to the front of the property.

Integral Garage

5m x 2.74m (16'4" x 8'11")

You step down to this versatile room with timber double doors, power points, and strip lighting having carpeted flooring and housing the Worcester oil-fired central heating boiler. A double-glazed window overlooks the side of the property and curtains hide the garage doors. Currently being used as a music room but could be converted back to a garage or utilized in other ways.

Landing

8.13m x 4.75m (26'8" x 15'7")

A vast landing with a Velux window over the stairs and two double-glazed windows overlooking the front of the property. Carpeted flooring, inset spotlights and panelled doors leading to all rooms.

Master Bedroom

6.53m x 4.7m (21'5" x 15'5")

A dual aspect sizeable double bedroom with carpeted flooring, radiator, inset spotlights and two double glazed windows with deep sill overlooking the front of the property and two further double glazed windows overlooking the side of the property enjoying stunning views of the Clwydian Hills. Door leads into the en-suite shower room.



En-Suite Shower Room

Having a corner shower enclosure with a thermostatic shower, pedestal hand wash basin and a low flush WC. Part tiled walls with mosaic border, tiled flooring and a Velux window bringing in natural plenty of natural light.

Bedroom 2

4.88m x 3.66m (16'0" x 12'0")

A spacious dual-aspect double bedroom with carpeted flooring, radiator and two double glazed windows overlooking the rear garden and a double-glazed window overlooking the side of the property. Large storage space in eaves (above the garage), could be extended to create an additional room...subject to planning permission.

Bedroom 3

3.61m x 2.92m (11'10" x 9'6")

Ample double bedroom with carpeted flooring, radiator and a double glazed window overlooking the rear garden.

Family Bathroom

Four piece bathroom suite comprising panelled bath, shower enclosure, low flush WC, pedestal hand wash basin with half tiled walls with mosaic border, extractor fan and a double glazed window overlooking the rear.

Outside

to the front of the property a tarmacked driveway leads to a hard standing parking area for two cars which leads to the integral garage. At the side of the garage is a lawned front garden which houses the oil tank and a blocked paved patio area. A pathway leads around the side of the property to the rear garden. The rear garden is well loved and designed full of colourful planted borders, lawn, raised decked patio area, decked and paved steps and storage shed. There is also a parking bay and a slated area with bench on the side of the property.

Additional Information

The property is a freehold property that is charged at council tax band G. Double glazed windows throughout with oil central heating.

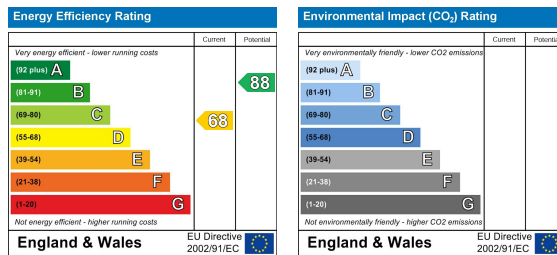












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