



Bottom Road | | Summerhill | LL11 4TW

£170,000



ROSE RESIDENTIAL

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This charming semi-detached stone cottage offers versatile accommodation arranged over three floors. Recently renovated to a high standard, the property now benefits from a new Welsh slate roof, a full rewire, newly fitted kitchen and bathroom, and has been tastefully redecorated throughout. Furthermore, the property enjoys the added benefit of a rear garden and off road parking.

Porch

6'4" x 11'10" (1.95m x 3.63m)

A practical and welcoming UPVC double glazed porch provides access to the front of the property. Entry is via a side facing UPVC door, leading into the porch, with a further glazed wooden door opening into the lounge.

Lounge

13'8" x 11'10" (4.17m x 3.63m)

A spacious reception room retaining a wealth of original features, including a characterful stone fireplace with inset log burner, tiled flooring, and exposed beamed ceiling. The room benefits from a front facing UPVC double glazed window, complemented by a smaller side facing wooden window with privacy glass. A generous built-in storage cupboard houses the electricity meters and fuse board. An opening leads through to the kitchen, while a staircase provides access to a lower ground floor room.





Kitchen

14'0" x 11'10" (4.27m x 3.63m)

A beautifully designed and recently refitted kitchen featuring shaker-style units in an elegant olive finish, complemented by wood effect laminate worktops. Integrated appliances include a fridge/freezer, AEG electric oven and hob, extractor hood, and a Worcester boiler neatly housed within a cupboard. There is also space and plumbing for a washing machine, a generous corner pantry cupboard, newly fitted vinyl flooring, beamed ceilings and a rear facing UPVC double-glazed window providing plenty of natural light.

Stairs to Ground Floor

Newly carpeted stairs leading down from the lounge.

Additional Reception or Bedroom Three

13'11" x 11'3" (4.25m x 3.44m)

A highly versatile room, ideal for use as an additional reception room or a third bedroom. Recently re-plastered and tastefully redecorated, the space is enhanced by four contemporary wall lights, a rear facing UPVC double glazed window, and a rear facing solid wood door offering direct access to the garden. Further benefits include an underfloor ventilation system.

Stairs and Landing

The newly carpeted staircase rises from the kitchen to the first floor landing where three doors lead off to the bedrooms and shower room.

Bedroom One

14'0" x 11'10" (4.27m x 3.62m)

An exceptionally spacious double bedroom, recently redecorated, featuring a front facing UPVC double glazed window and a radiator.

Bedroom Two

8'2" (max) x 11'10" (2.50m (max) x 3.62m)

Recently redecorated and fitted with new carpet, this room enjoys a rear facing UPVC double glazed window offering a delightful outlook over the garden and far-reaching views beyond. Additional features include a newly built wardrobe and a radiator

Shower Room

Fitted with a newly installed suite comprising a low-level WC, a vanity sink unit, and a shower cubicle with mains fed shower and a bi-folding glass door. The walls are finished with modern PVC panelling, and additional features include a chrome heated towel rail and a rear facing UPVC double glazed window with privacy glass.

External

To the front of the property, there is a charming stone boundary wall accompanied by a shrubbed area. The property also benefits from a gravelled parking area located to the side. From the parking area, steps lead down to the rear garden, which is predominantly laid to lawn. Immediately outside the rear door is a slate gravelled patio area, ideal for outdoor seating. The garden also features a small storage shed, shrubbed borders and panelled fencing.

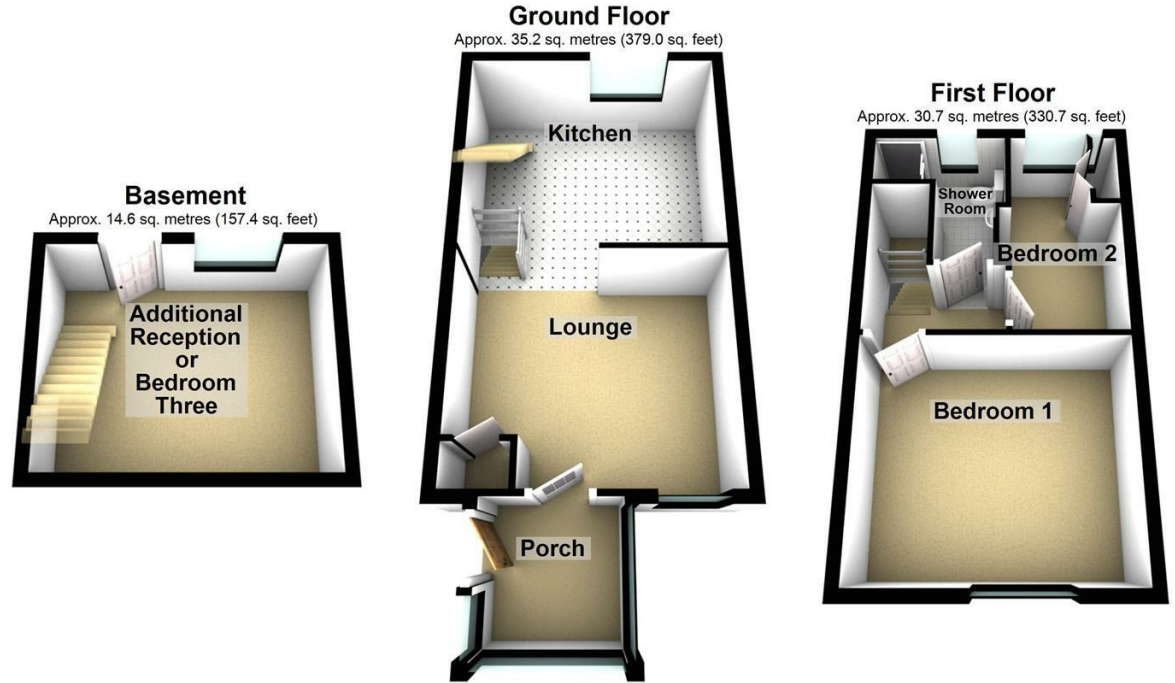
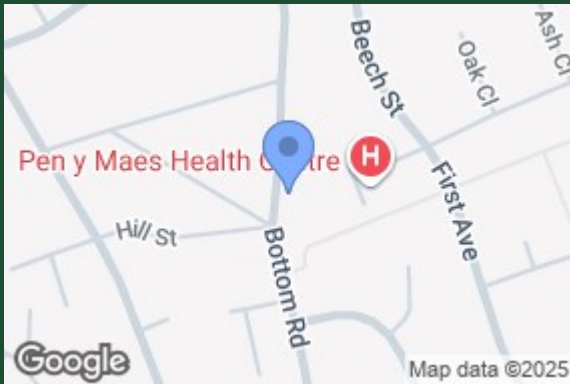
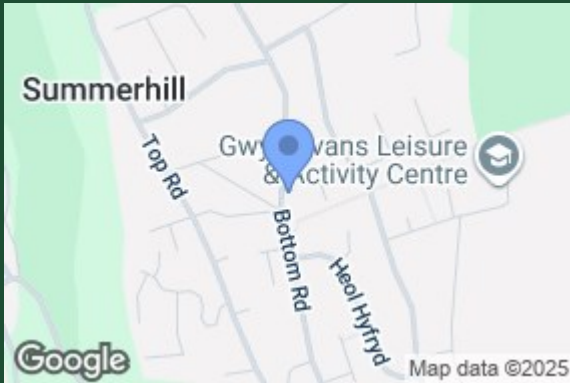
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.





Total area: approx. 80.6 sq. metres (867.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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