



Plas Alyn, Summerhill, LL11 4QA

Price £155,000

Reference: 19387274

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Description

A well-presented 2 bedroom semi-detached house with private drive and a generous rear garden enjoying an excellent degree of privacy located within a cul de sac position in the village of Summerhill. Benefiting from UPVC double glazing and gas fired central heating the accommodation briefly comprises a canopy porch with UPVC double glazed entrance door opening to the well proportioned Lounge with wood effect laminate flooring, electric fire set within surround and staircase to first floor. An internal door then leads through to the Kitchen/Dining Room which has been appointed with a range of shaker style base and wall cabinets with work surface areas and a stable door that opens to the conservatory with a pleasant aspect overlooking the rear garden. The 1st floor landing gives access to the 2 bedrooms and a bathroom with white suite including a bath with shower over. To the outside there is a tarmac driveway providing parking for 2 cars, together with a front lawned garden area. The private good sized rear garden features 2 patio areas, lawn and a variety of flower beds. NO CHAIN. Energy Rating - C (72)

LOCATION

Located in the small Development of Plas Alyn which is situated within the Village of Summerhill enjoying good road links to the A483 Wrexham to Chester by-pass which allows for daily commuting to the major commercial and industrial centres of the region. Summerhill adjoins the Village of Gwersyllt which offers a range of day to day shopping facilities and social amenities as well as both primary and secondary schooling, whilst the nearby Village of Moss has a 9-hole golf course and has a pleasant setting for picturesque walks. Wrexham city centre is only a short driving distance away and therefore provides an excellent range of high street retailers and social amenities.



DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the Football Ground and University on the right, continue across the first roundabout and then take the second left hand exit off the second roundabout signposted Summerhill. Proceed past Pendine Way and Moss Road then follow the road to the right into Bottom Road, thereafter the second turning on the left will be Plas Alyn with the property in the corner on the left.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

LOUNGE

16'1 x 12'2

Featuring wood effect laminate flooring, stairs off to first floor landing, upvc double glazed window to front, coving to ceiling, electric fire in surround, radiator, useful understairs storage cupboard and six panel door opening to:

KITCHEN/DINER

12'2 x 9'6

Appointed with a shaker style range of base and wall units complimented by work surface areas incorporating a 1 ½ bowl stainless steel single drainer sink unit with window above, electric cooker, concealed gas central heating boiler, plumbing for washing machine, integrated wine rack, radiator, coving to ceiling, inset spotlights to ceiling and stable door opening to:

CONSERVATORY

9'8 x 9'0

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows, French doors to rear garden and laminate flooring.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With ceiling hatch to roof space and six panel white woodgrain effect doors off.

BEDROOM ONE

12'2 x 8'9

Two upvc double glazed windows overlooking the rear garden and radiator.

BEDROOM TWO

12'2 x 9'7 into recess

Upvc double glazed window to front, radiator and airing cupboard housing the hot water cylinder.

BATHROOM

Appointed with a modern white suite of 'P' shaped bath with electric shower over, pedestal wash basin with mixer tap, low flush w.c, fully tiled walls, tiled flooring, upvc double glazed window and radiator.

OUTSIDE

The property is approached along a private driveway providing parking for two cars alongside a lawned garden. Gated side access leads into the good sized rear garden which enjoys an excellent degree of privacy and includes two paved patio areas, lawned garden and flowerbed.

COUNCIL TAX BAND - C