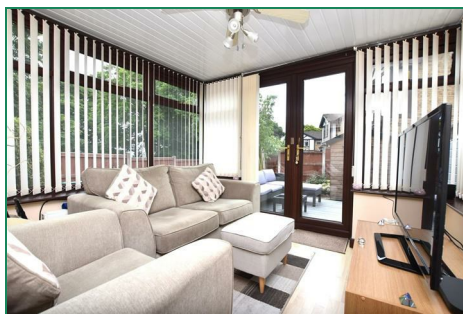


Wingetts

More than just estate agents



1 Plas Alyn , Summerhill, LL11 4QA

A well presented and extended 2 bedroom semi detached house having the benefit of a modern well appointed fitted kitchen, garden room with insulated roof allowing for all year round use and South facing rear garden. Located within the popular village of Summerhill with its range of amenities, shops, and good road links, the accommodation briefly comprises a canopy porch, Upvc double glazed entrance door opening to a spacious lounge with fireplace, grey gloss fitted kitchen with an extensive range of storage cupboards and access to the garden room enjoying a pleasant aspect. The 1st floor landing connects the 2 bedrooms, both having excellent wardrobe and store cupboards, and a modern shower room. Gas combination boiler and Upvc double glazing. To the outside, a private drive provides parking for 2 cars and front lawned garden, gated access to the rear garden with composite decked patio for outdoor entertaining, garden shed and decorative gravel. Virgin media superfast fibre broadband is available Energy Rating - TBC

Offers Over £170,000

1 Plas Alyn

, Summerhill, LL11 4QA



- A well presented and extended semi detached house
- Located within the popular village of Summerhill
- Canopy porch
- Lounge
- Stylish fitted kitchen
- Garden room
- Two bedrooms
- Modern shower room
- Private driveway
- Gardens to front and rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

LOUNGE

16'2 x 12'2 (4.93m x 3.71m)

KITCHEN

10'3 x 9'7 (3.12m x 2.92m)

GARDEN ROOM

9'8 x 9'6 (2.95m x 2.90m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

10'0 plus wardrobes x 8'9 (3.05m plus wardrobes x 2.67m)

BEDROOM TWO

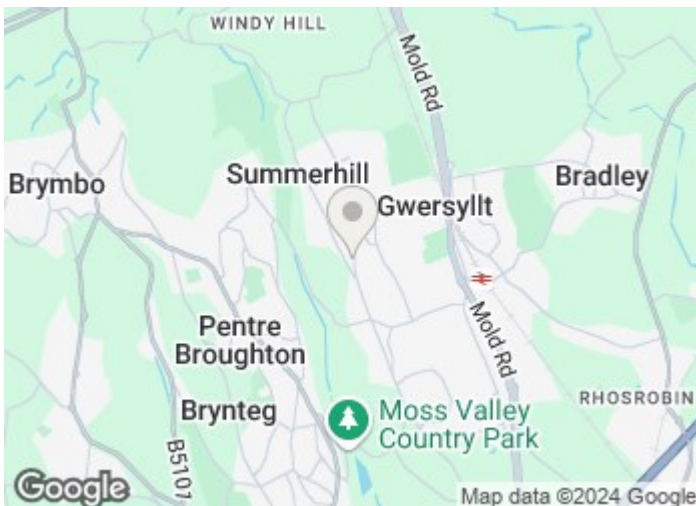
12'2 x 11'7 max (3.71m x 3.53m max)

SHOWER ROOM

6'9 x 5'5 (2.06m x 1.65m)

OUTSIDE

COUNCIL TAX BAND - C



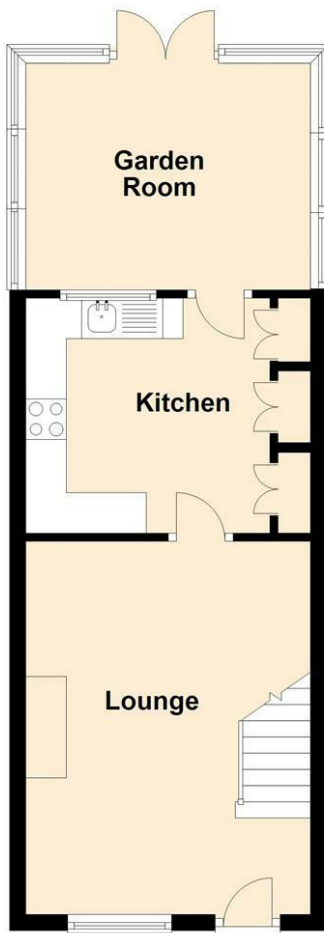
[Directions](#)



Floor Plan

Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
 Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	