

Wingetts

More than just estate agents



1 Plas Alyn, Summerhill, LL11 4QA

Offers Over £170,000

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

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 and also benefits from a regular bus service into Wrexham. 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 there is a bus stop approximately 100 meters 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 the first on the left.

ON THE GROUND FLOOR

Entrance porch with upvc part glazed door opening to:

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

A good sized reception room with upvc double glazed window to front, electric fire in surround, television aerial point, two radiators, stairs to first floor landing and six panel door opening to:

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

Appointed with an extensive range of stylish base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring gas hob with oven/grill below and extractor hood above, plumbing for washing machine, under unit lighting, concealed Glowworm gas combination boiler, housing for fridge freezer, floor to ceiling storage cupboards, television aerial point, tiled flooring, radiator, part tiled walls and upvc part glazed door opening to:

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

Upvc double glazed windows on a brick plinth with insulated light tiled roof, laminate flooring, upvc double glazed French doors opening to the rear garden, radiator and television aerial point.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With ceiling hatch to roof space with the loft area having a distribution amp for aerial connection to all rooms and six panel doors off.

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

Two upvc double glazed windows overlooking the rear garden, radiator, television aerial point and three door mirror fronted wardrobe.

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

Upvc double glazed window to front, full length mirror fronted wardrobes, radiator, television aerial point, two door good sized storage cupboard with shelving and additional built-in storage cupboard.

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

Appointed with a modern white suite of corner shower enclosure with mains thermostatic shower and Drench style shower head, wash basin and w.c set within white fronted vanity unit incorporating drawers and storage cupboards, upvc double glazed window, fully tiled walls, tiled flooring and chrome heated towel rail.

OUTSIDE

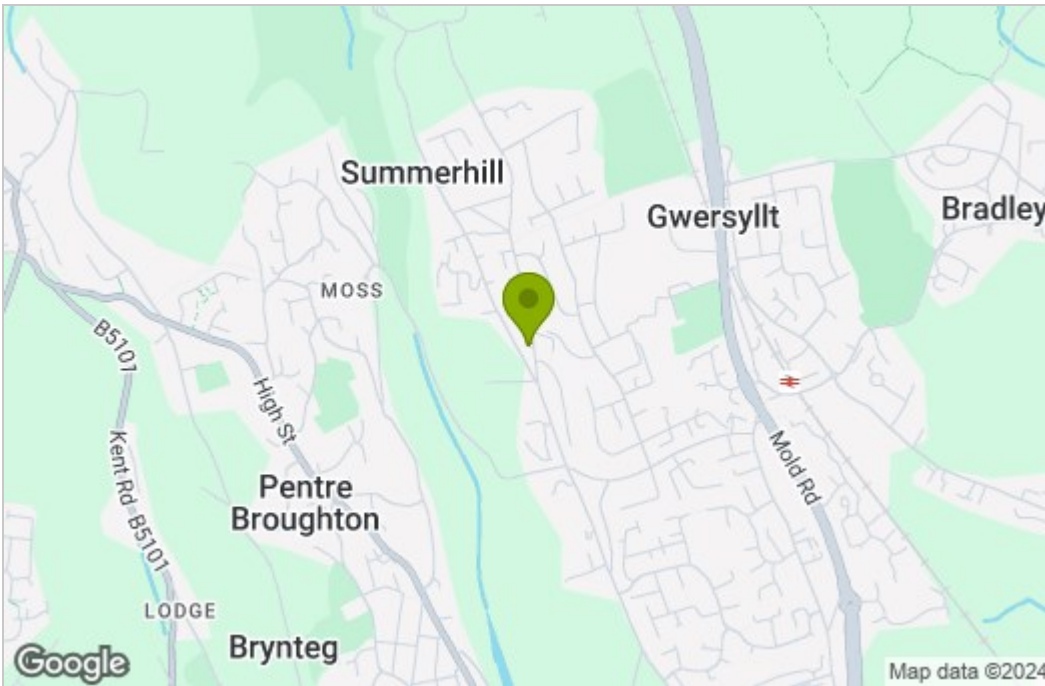
A private driveway provides parking for two cars alongside a lawned garden and path to entrance porch with sensor lighting. A gated side path leads to the south facing rear garden which provides a lovely outdoor entertaining space that includes a grey composite decked patio area, decorative gravel, slate borders, variety of plants, cold water tap, external socket and garden shed with insulated light tiled roof, all of which is enclosed.

COUNCIL TAX BAND - C

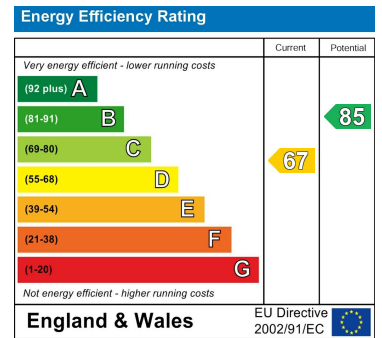
Floor Plan



Area Map



Energy Efficiency Graph



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