



Vicarage Close, Bottom Road, Summerhill, LL11 4YX

Price £185,000

Reference: 19445983

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

VIEWING: Add text here



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Description

Available with no onward chain - An excellent opportunity to purchase this fantastic two bedroom semi detached bungalow positioned within the corner of this pleasant cul-de-sac location in the Village of Summerhill. This spacious home which is in excellent condition briefly comprises; entrance hallway, spacious lounge, kitchen, two bedrooms and a family bathroom. Externally there are well presented gardens to the front, side and rear offering an excellent degree of privacy. A private driveway allows for parking for two cars and leads to a garage. This lovely property would make a perfect home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Energy Rating - C (72)

LOCATION

Vicarage Close is located within a small development in the slightly elevated setting which enables far reaching views across Wrexham towards the Cheshire Plains. The village of Summerhill and neighbouring village of Gwersyllt have an excellent range of day to day shopping facilities and social amenities including supermarket and train station. There are good road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of the region and there is a bus service that operates into Wrexham town centre together with a train station. There are both primary and secondary schools within the catchment area, Moss Valley Country Park is within five minutes walk and the popular Alyn Waters Country Park is only a short drive away.



DIRECTIONS

From Wrexham city centre proceed along the Mold Road passing Wrexham Football Ground and Wrexham University on the right hand side, continue across the roundabout and at the second roundabout take the second exit onto Summerhill Road, continue for approximately ¾ of a mile and after passing through Little Mountain bear right into Bottom Road and take the second left into Vicarage Close where No.6 will be observed on the right hand side within the cul-de-sac.

ACCOMODATION

A composite 'part glazed' PAS 24 rated security, entrance door opens into the:

HALLWAY

Having tiled flooring , radiator, four panel doors off to all rooms, mains wired smoke alarm, useful storage cupboard housing the fusebox, shelving and radiator.

LOUNGE

11'3 max x 17'7

A great bright room with radiator x 2, fitted carpet, power points, inset ceiling spotlights, thermostat, Tv ariel and upvc sliding patio doors that open into the:

CONSERVATORY

13'0 x 8'2

With laminate flooring, radiator, power points, double glazed French doors leading to the delightful garden.

KITCHEN

8'7 max x 11'4 max

A lovely kitchen fitted in 2018 with a range of wall and base units and worktops, incorporating a stainless steel sink unit with drainer, mixer tap and splash back, four ring gas hob with oven below and stainless steel extractor hood above. Additionally there is plumbing for washing machine, tiled flooring, partially open plan to the lounge.

BEDROOM ONE

11'4 x 12'11

A good sized double bedroom with inset ceiling spotlights, power points, double glazed window to front, radiator and fitted carpet.

BEDROOM TWO

8'7 x 8'11

A good sized double bedroom with inset ceiling spotlights, power points, double glazed window, radiator and fitted carpet.

BATHROOM

7'5 x 8'7

An impressive bathroom appointed with a three piece white suite of low flush w.c, pedestal wash basin, panelled bath with shower screen and mains shower, part tiled walls, chrome heated towel rail, frosted double glazed window, extractor fan and tiled flooring. There is access to the loft space which is insulated and partially boarded complete with an access ladder.

EXTERIOR

9'1 x 18'7

To the front of the property there is a private driveway which provides parking for two cars and leads to the garage (9'1 x 18'7) having a red fronted up and over door. The front garden is lawned together with a paved path that leads to the entrance door and shrubbed borders. The rear garden enjoys a sunny aspect together with an excellent degree of privacy having been landscaped for ease of maintenance to include decorative gravel, stone paved patio, mature shrubs and plants.