



**Bryn Coed, Bottom Road, Summerhill, LL11 4TW**

**Price £235,000**

An attractive double fronted 3 bedroom detached house with panoramic views, private drive and modern garage located within the village of Summerhill with its excellent road links providing access to major commercial areas, amenities and public transport. The well proportioned accommodation briefly comprises a Upvc double glazed entrance door opening to the hall with central staircase, lounge, dining room, breakfast room with useful store cupboards and connecting door to the fitted kitchen. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles and take advantage of the views over Wrexham and Cheshire, and a bathroom. To the outside, a brick paved drive leads to the garage with the convenience of an electric door, inspection pit and mezzanine floor providing excellent storage. A gated front path rises to the entrance door and continues alongside the house to the rear garden which enjoys privacy and a sunny aspect. Featuring brick built workshop, store rooms, gardeners w.c. lawn, flower beds and a patio area for outdoor entertaining. NO CHAIN. Energy Rating - E (45)



## LOCATION

Located 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 includes a Country Park with 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, continue for approximately 1/4 of a mile and Bryn Coed will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With double glazed window to front, gas wall heater, central staircase and panelled doors off.

### LOUNGE 14'0 x 9'9 (4.27m x 2.97m)

Double glazed window to front from which to admire the far reaching views across Wrexham and Cheshire, wood effect flooring, radiator, coving to ceiling and fireplace to chimney breast.

### DINING ROOM 13'9 x 10'7 (4.19m x 3.23m)

Double glazed window to front with lovely views, wood effect flooring, coving to ceiling, radiator and living flame gas fire set within surround.

### BREAKFAST ROOM 13'3 x 9'5 (4.04m x 2.87m)

Having useful understairs storage cupboard, radiator, gas fire, double glazed window, separate storage cupboard and upvc part glazed external door.

### KITCHEN 7'9 x 6'7 (2.36m x 2.01m)

Fitted with a cottage style range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and double glazed window above, integrated dishwasher, part tiled walls, four ring gas hob with oven/grill below and stainless steel extractor hood above and upvc part glazed external door leading to the garden.

## ON THE FIRST FLOOR

Approached via the central staircase from the hallway to:

## LANDING

With double glazed window, ceiling hatch to roof space and two panel doors off.

### BEDROOM ONE 14'0 x 10'0 (4.27m x 3.05m)

Double glazed window to front, radiator, fitted wardrobes and over bed storage cupboards with matching dressing table.

### BEDROOM TWO 14'0 x 10'8 (4.27m x 3.25m)

Double glazed window with panoramic views, radiator and two panel door opening to storage cupboard with sash window.

### BEDROOM THREE 9'5 x 6'9 (2.87m x 2.06m)

A good sized third bedroom with double glazed window to rear, radiator, built-in storage cupboard housing the I Mini gas combination boiler.

### BATHROOM 6'3 x 5'9 (1.91m x 1.75m)

Low flush w.c, pedestal wash basin, bath, fully tiled walls, radiator, tiled flooring and double glazed window.

## OUTSIDE

Opposite Bryn Coed is a brick paved driveway that leads to the modern brick built garage (20'0 x 10'1) having the ease of an electric roller door, lighting, power, windows to side and rear and useful mezzanine providing additional storage space. To the front of the property a gated pathway leads to the entrance door alongside flowerbeds and the path continues to the rear garden passing a gardeners w.c and storeroom leading to a lawned garden, flowerbeds, paved patio area, workshop (11'5 x 4'9) and additional storeroom (8'3 x 5'1), all of which enjoys a sunny aspect and a good degree of privacy.

## PLEASE NOTE

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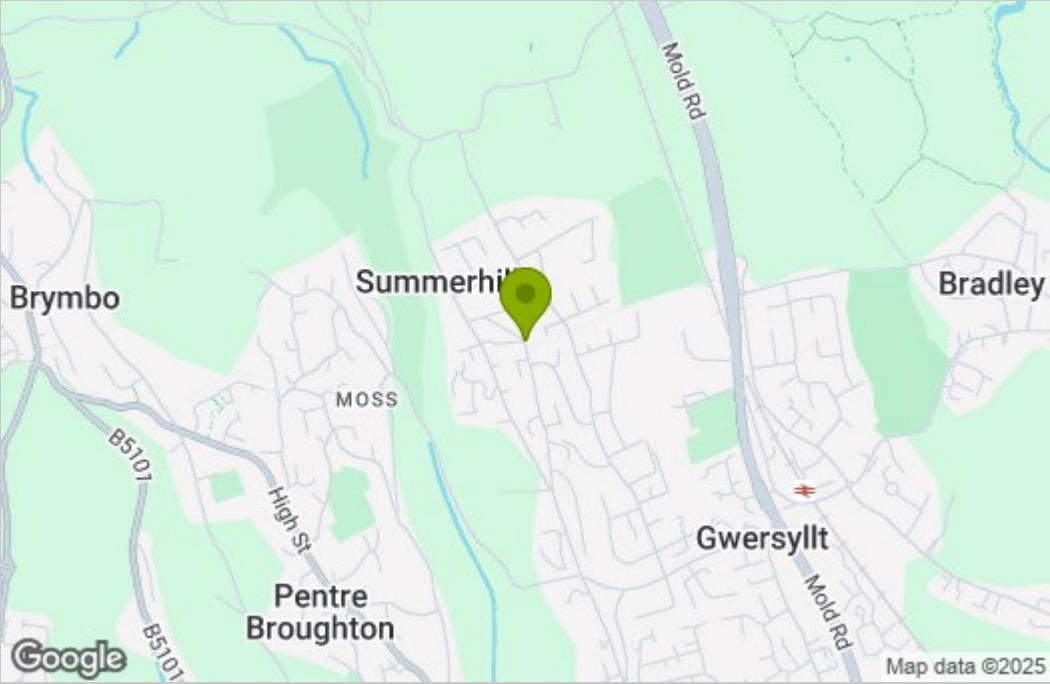




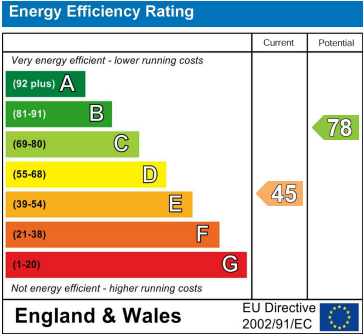
Floor Plan



Area Map



Energy Efficiency Graph



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