

BOWEN

PROPERTY SINCE 1862



Offers in the region of £165,000

11 Oak Close, Summerhill,
Wrexham LL11 4HP

🏠 3 Bedrooms

🚿 1 Bathroom

11 Oak Close, Summerhill, Wrexham LL11 4HP



General Remarks

NO CHAIN. A three bedroom semi-detached home requiring some updating in a pleasant slightly elevated cul-de-sac position within a popular village having wide ranging amenities some three miles from Wrexham.

This 1970's semi-detached home comprises an entrance hall, lounge, full width dining kitchen with french windows to the rear garden and beech finished units to the kitchen area, landing, three bedrooms and a bathroom. It has PVCu double glazed windows and gas-fired central heating from a "Worcester" combi boiler. A side drive leads to a detached brick garage with adjoining workshop. Some refurbishment desirable. NO CHAIN.

Location: The property occupies a slightly elevated position towards the head of a cul-de-sac approximately 200 yards from the local Medical Centre and Pharmacy. Wrexham centre is about three miles away with the nearest access onto the A483 at Sainsbury's roundabout about two miles distant, from where there is dual carriageway to Chester (12 miles). The neighbouring village of Gwersyllt has a wide range of local amenities including both Welsh and English speaking Primary Schools, Bryn Alyn Secondary School, a neighbourhood Shopping Centre with Lidl and Iceland Supermarkets, various Pubs, a Railway Station, and the Gwyn Evans Sports Complex with swimming pool.

Constructed of brick-faced external cavity walls with pebbledash rendered upper front elevation beneath a tiled roof.

Accommodation

On The Ground Floor:

Entrance Hall: 5' 6" x 5' 0" (1.68m x 1.52m) to the foot of the staircase leading off. Approached through a part double glazed PVCu framed door. Radiator.

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Lounge: 13' 5" x 13' 2" (4.09m x 4.01m) Wall mounted electric fire. Laminate flooring. Coved ceiling. Radiator. Television and satellite aerial points. Two double and one single power points. Central heating thermostat.

Dining Kitchen: 16' 9" x 8' 8" (5.10m x 2.64m) The Kitchen Area is fitted with ranges of beech laminate fronted units including a single drainer stainless steel sink inset into a double corner base unit and peninsular breakfast bar with a further three-doored base cabinet and three suspended wall cupboards. Understairs storage cupboard with gas and electricity meters. Wall mounted "Worcester" combination gas-

fired boiler. Extractor fan. Ceramic tiled splash-back. Four double power points. Part laminate flooring. PVCu framed double glazed French windows to the rear garden.

On The First Floor:

Landing: 8' 1" x 6' 5" (2.46m x 1.95m) Loft access-point.

Bedroom 1: 12' 9" x 10' 1" (3.88m x 3.07m) maximum. Radiator. Two double power points. Central fan/light.





Bedroom 2: 10' 0" x 9' 5" (3.05m x 2.87m) maximum including linen cupboard. Laminate flooring. Radiator. Double power point.

Bedroom 3: 7' 11" x 6' 5" (2.41m x 1.95m) including low level stair-head. Radiator. Laminate flooring. Double power point.

Bathroom: 6' 4" x 5' 7" (1.93m x 1.70m) Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment, pedestal wash hand basin and close coupled w.c. Part tiled walls. Extractor fan. Radiator.

Outside: Open plan grassed front garden. A concreted side drive leads to a detached brick-built Garage and Workshop fitted with a solid fuel stove. Part terraced rear garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen Area.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 62|D.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL11 4HP. From the roundabout above the A483 by Sainsbury's and B & Q take the exit signposted Summerhill and Bryn Hyfryd. Continue for about a mile to the next 30 mph speed matrix. Pass through the traffic calming area then bear right where the road splits continuing for approximately half a mile until turning right into Chestnut Avenue. Turn first right onto Beech Street then continue to a mini-roundabout at which turn left into Cedar Drive. First left again into Oak Close when No. 11 will be seen on the left just before the head of the cul-de-sac.



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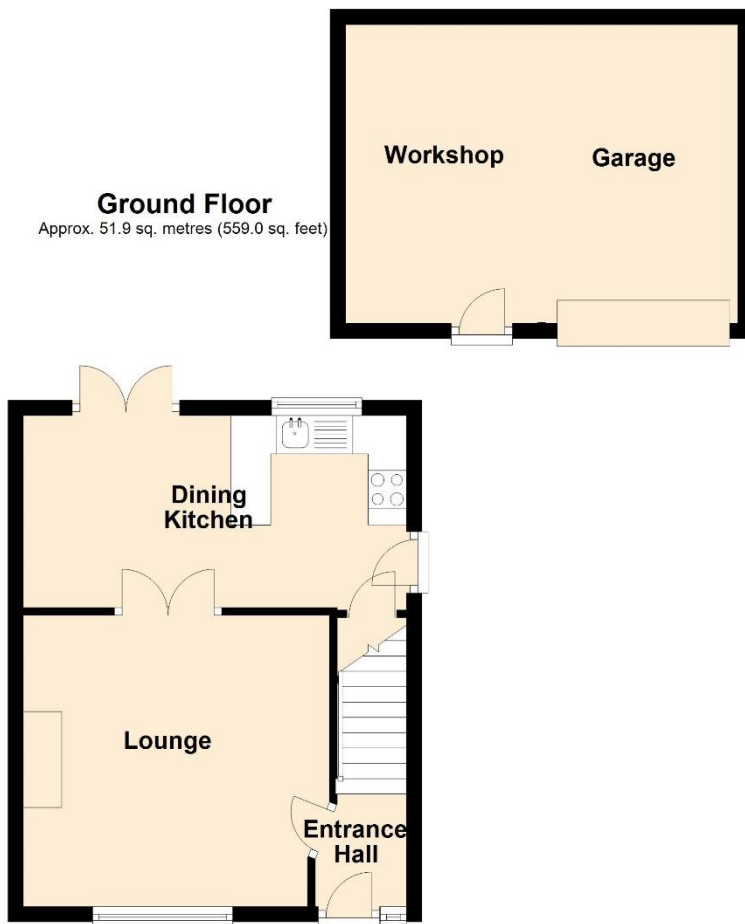
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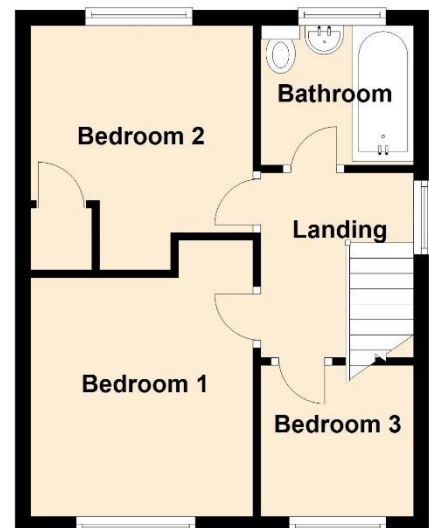
Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



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