

# BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

3 Bedrooms 1 Bathroom

77 Summerfields, Rhostyllen,  
Wrexham LL14 4EU

## 77 Summerfields, Rhostyllen, Wrexham LL14 4EU

### General Remarks

The current owners of this three double bedroom detached house have transformed the property both internally and externally in recent times to an exceptionally high standard. The attention to detail and the quality of the fixtures and fittings really stand out and an early viewing is essential. With double glazing throughout and a "Worcester" combination boiler, the property briefly comprises an entrance hallway; downstairs cloakroom; spacious lounge/diner; kitchen with various high quality built-in appliances; landing; main bedroom; two further double bedrooms and a shower room. EPC Rating – 71|C.



**Location:** Rhostyllen is situated approximately a mile equidistant between Wrexham City Centre and junction 3 off the A483 at Croesfoel, from where there is a dual carriageway to Chester (13 miles). A nearby footpath leads to the village centre where there is a Convenience Store and Post Office, Pharmacy, Medical Centre, Primary School and other Shops.

### Accommodation

#### On The Ground Floor:

**Entrance hallway:** Double glazed composite door and side panel to the front elevation. PVCu double glazed window to the side elevation. Radiator. Wooden flooring. Storage cupboard.

**Downstairs Cloakroom:** PVCu window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin set into cabinet. Tiled floor. Wall tiling.

**Lounge/Diner:** 26' 1" x 13' 0" (7.95m x 3.96m) PVCu double glazed bay window to the front elevation. PVCu double glazed window to the side elevation. PVCu double glazed French doors to the rear elevation. Two radiators. Wooden flooring. Down-lighters.

**Kitchen:** 11' 7" x 9' 11" (3.53m x 3.03m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces and splash-backs. Quartz sink and drainer unit with mixer tap. Integral induction hob. Integral cooker hood. Integral fridge and freezer. Integral double oven. Integral washing machine and dishwasher. Wooden floorboards. Radiator. Down-lighters.

#### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation. Attic hatch. Cupboard housing the "Worcester" combination boiler.

**Bedroom 1:** 12' 9" x 11' 5" (3.89m x 3.48m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

**Bedroom 2:** 13' 0" x 9' 11" (3.97m x 3.01m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

**Bedroom 3:** 9' 6" x 8' 3" (2.89m x 2.51m) PVCu glazed window to the rear elevation. Radiator. Wood-effect flooring.

**Shower Room:** PVCu double glazed window to the front elevation. Three piece white suite comprising a walk-in shower cubicle, wash hand basin and low level w.c. Modern style radiator. Wall tiling. Tiled floor. Down-lighters.

**Outside:** Externally there is a driveway to the front elevation providing Off-Road Parking leading up to the attached Single Garage. The front garden has been laid to lawn whilst the rear garden backs onto woodland that combines a further lawned section with a paved Patio and a Decked Entertaining Space.

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

**Tenure:** Freehold. Vacant Possession on Completion.









**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

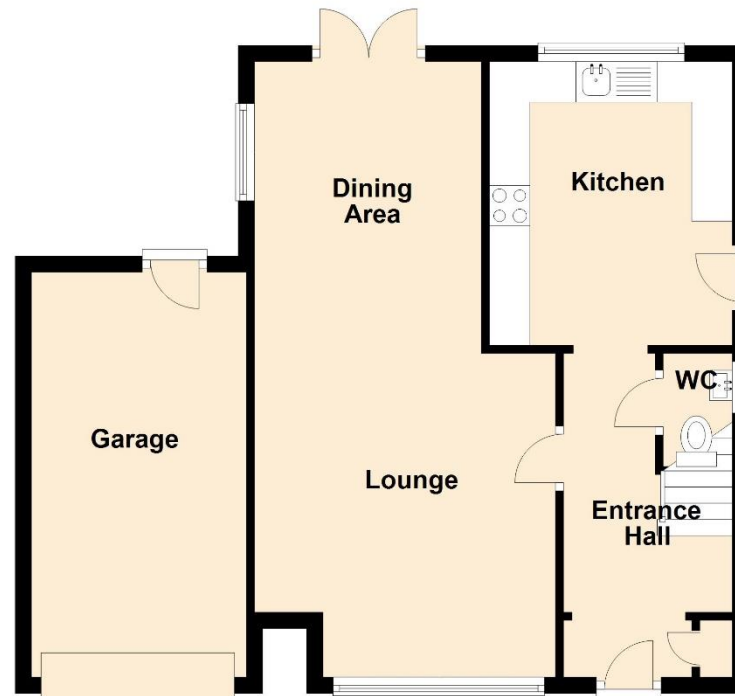
**Directions:** For satellite navigation use the post code LL14 4EU. Leave the city on the A5152 Ruabon Road. After passing through Pentrefelin continue to the brow of the hill and turn right into Old Farm Road. Once on Old Farm Road take the fourth turning on the right into Summerfields and the property will be right in front of you on the junction between Summerfields and Woodside Court.

Start your property  
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

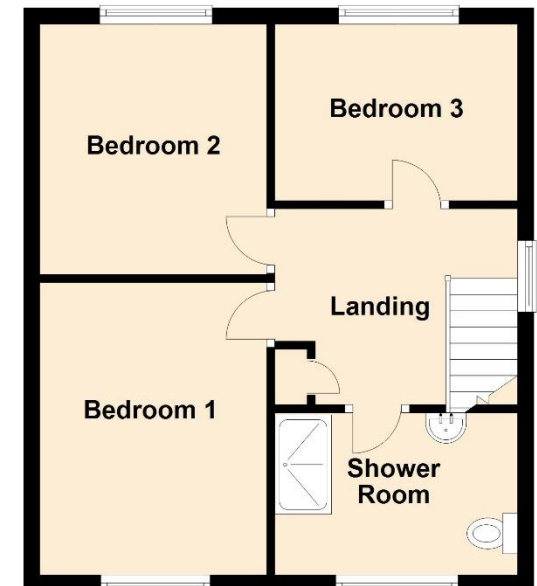
## Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)



