

Town & Country

Estate & Letting Agents

Top Road, Summerhill

£146,500



Situated in an elevated position and enjoying the most beautiful far reaching views, this property is presented to the highest standard throughout and should be viewed to be fully appreciated with the benefits of gas central heating and UPVC double glazing. In brief this property comprises of an entrance hall with a door opening to the dining room and an open through way to the living room. A kitchen that is fitted with a range of wall and base units, a generously sized bathroom suite and two bedrooms with the principle enjoying stunning views.

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DESCRIPTION

A two bedroom property situated in an elevated position with stunning views. In brief the property comprises of a dining room, a living room, a kitchen, a bathroom, two bedrooms and a rear courtyard.

DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 2nd exit onto Summerhill Rd, Slight left onto Top Rd, Destination will be on the left.



LOCATION

Located in a vibrant and picturesque neighbourhood offering a mix of residential properties, local shops, cafes and has a close proximity to amenities, schools, and public transportation.

EXTERNALLY FRONT

The property is approached over four steps to a shrub garden with a hedge to the front and iron railings to the side

which leads to a double glazed front door.

ENTRANCE HALL

The front door opens to a timber laminate flooring, a radiator, an open through way to the living room and a stripped pine internal door opening to the dining room.



DINING ROOM

12 inch times 10'8"

The dining room features a bay window that faces the front elevation, a radiator, timber laminate flooring, and a cast iron multi fuel stove sat on a slate beneath an oak mantle.



LIVING ROOM

14'1 x 11'8"

The living room features a continuation of the timber flooring from the entrance hall to a spacious living room with stairs rising to the first floor accommodation. Other prominent features are a storage cupboard, a coved ceiling, a window that faces the

rear elevation, a radiator and a glazed internal door that opens to the kitchen.



KITCHEN

12'1" x 8'5"

The kitchen is fitted with an array of wall base and drawer units which are complimented by stainless steel handles. There is ample worksurface space that houses a ceramic one and a half bowl sink unit with adjustable mixer tap and tiled splashback. The integrated appliances include a stainless steel oven hob and extractor hood along with a dishwasher. Other features of the kitchen include space and plumbing for a washing machine, a radiator, two windows which face the side elevation and a UPVC double glazed door that opens to the rear courtyard.

FIRST FLOOR LANDING

The first floor landing offers access to the loft and features stripped pine internal doors that open to both double bedrooms and to the spacious bathroom suite.



side access, an outside light and water supply. The courtyard also benefits from a south-westerly facing aspect for afternoon and early evening sunshine.

BATHROOM

11'8"×8'2"

A generously sized bathroom installed with a three-piece suite comprising of an L shaped panel bath with a thermostatic dual head shower, a low level WC, partially tiled walls and a range of fitted storage units and shelves.



BEDROOM ONE

14'1"×10'5"

The principle bedroom is a lovely spacious room comprising of panelling along one wall, a cast-iron ornamental fireplace with a slate tile hearth and two windows that face the front elevation framing those beautiful long reaching views.

BEDROOM TWO

11'9"×8'10"

This room features a window that faces the rear elevation, partial panelling to one wall and a radiator.

COURTYARD

A walled courtyard with timber gated



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	