

Town & Country

Estate & Letting Agents

Pine Close, Summerhill, Wrexham

£229,950



Situated in a quiet cul-de-sac in a popular location offering easy access to Wrexham, local motorway networks and a host of day-to-day amenities and facilities, this beautifully presented detached family home enjoys the benefits of UPVC double glazing along with gas central heating. With internal accommodation in brief comprising an entrance hall, sitting room, living room and a first floor landing offering access to all three bedrooms and into a modern white three-piece bathroom suite. Externally to the front of the property is block paved off-road parking along with a gravel garden which can be used for overflow parking, should it be required. A timber gate leads to a pathway along the side of the property to the rear garden which is predominately laid to lawn with gravel borders, raised decked patio area and has a wooden summer house. This property is available with no onward chain.

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Externally Front

To the front of the property is block paved off-road parking with a gravel garden providing further parking, should it be required. With an external light and timber gated side access leading to the rear garden.

Entrance Hall

8'3 x 6'7

The property is entered through an opaque leaded double glazed composite front door which opens to wood grain effect laminate flooring, a radiator, a window facing the side elevation and stairs off rising to the first floor accommodation and internal doors opening to the sitting room and living room.



Sitting Room

17'8 x 7'4

Having a bay window facing the front elevation, a radiator along with recessed downlights within the ceiling.



Living Room

11'5 x 13'3

With a bay window facing the front elevation, radiator below and a further second radiator along the wall. Recessed downlights set within the ceiling. Central to the room is a remote-controlled wall mounted electric fire. A door off opens to the kitchen/dining room.



Kitchen

16'5 x 9'6

The kitchen area is fitted with a range of light wood grain effect wall, base and drawer units complimented by stainless steel handles. Ample worksurface space housing a stainless steel single drainer sink unit with mixer tap. There is space for a cooker with a stainless steel extractor hood above, space and plumbing for a washing machine, space for a tall fridge freezer and a housing cupboard For the gas Worcester combination boiler. The flooring is slate effect laminate with recessed downlights set within the ceiling, a radiator, a window facing the rear elevation, a UPVC opaque double glazed door opening to the side elevation and UPVC double glaze French doors opening to the rear garden and there is also an under stairs storage cupboard.



First Floor Landing

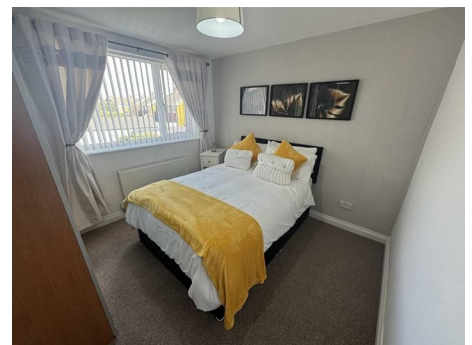
With access to the loft, a white banister with spindle balustrades, a built-in shelved cupboard housing a radiator, a window facing the side elevation and doors off opening to all three bedrooms and the bathroom.



Bedroom One

11'7 x 10'3

With a window facing the front elevation and radiator below.



Bedroom Two

9'8 x 9'2

Having a fitted double wardrobe, a window facing the rear elevation and radiator below.



Bedroom Three

6'6" x 5'10"

With a window facing the front elevation, a radiator and a fitted double cupboard/wardrobe.



Bathroom

6' x 5'5"

The bathroom is installed with a white three-piece suite comprising a panel bath with dual head thermostatic shower above, a low-level WC and pedestal wash hand basin, marble effect panelled walls with a chrome heated towel rail, an opaque window facing the rear elevation and recessed downlights and extractor fan set within the ceiling.



Rear Garden

The rear garden is laid to lawn with gravel borders, well stocked with shrubs. Block paved

pathways and raised decked patio area and having the convenience of outside light, water supply and power points.



Summer House

7'5" x 6'6"

A wooden summer house accessed through single glazed double doors with further windows to either side elevation.



Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more

information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

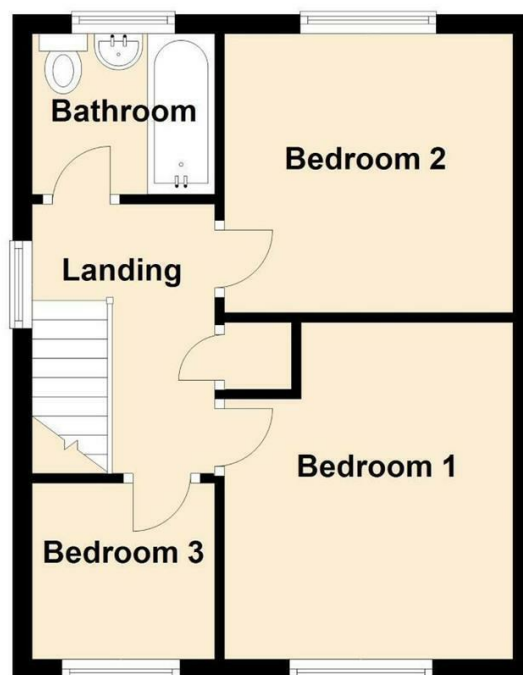
Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



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 must 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	