



Mayfield House Top Road, Wrexham, LL11 4SR

O.I.R.O £269,950

Available with NO ONWARD CHAIN, a spacious 3 Bedroom house in the popular village of Summerhill, with great local amenities and transport links. The property briefly comprises of a Kitchen, Living Room, Dining Room and Sitting Room to the ground floor with 3 Bedrooms and a spacious bathroom to the first floor. Externally there is a path leading to a small courtyard at the front of the property and a lawned area to the rear making the most of the stunning panoramic views.

Viewing is essential to appreciate all this property has to offer, don't miss out, call olivegrove on 01978 750234 to arrange a viewing.

Kitchen 7'3" x 11'3" (2.22m x 3.43m)



Base units with worktop over and wall cabinets. Stainless steel sink. Space for a washing machine, oven and fridge freezer. Cupboard housing consumer unit. Wall mounted boiler. UPVC double glazed window to the front elevation.

Family Room 11'0" x 12'7" (3.37m x 3.84m)



Window to the rear elevation. Carpet to floor, radiator, 2 x double sockets. Gas fire with wooden surround. Door to.

Rear Porch 10'4" x 3'2" (3.169m x 0.969m)

Single glazed window and part glazed door to the rear elevation. Tiled floor.

Dining Room 13'0" x 12'1" (3.98m x 3.70m)



UPVC double glazed window to the rear elevation. Radiator, light fitting, sockets and carpet to floor. Part glazed door. Stairs rising.

Sitting Room 14'9" x 12'1" max (4.50m x 3.70m max)



Part glazed door and UPVC double glazed window to the rear elevation. Carpet to floor. 2 x radiators, 2 x sockets, wall lights and ceiling light. Electric fire.

Landing / Stairs

UPVC double glazed window to the front elevation. Carpet to floor. Doors off to.

Bathroom 7'4" x 8'11" (2.240m x 2.735m)



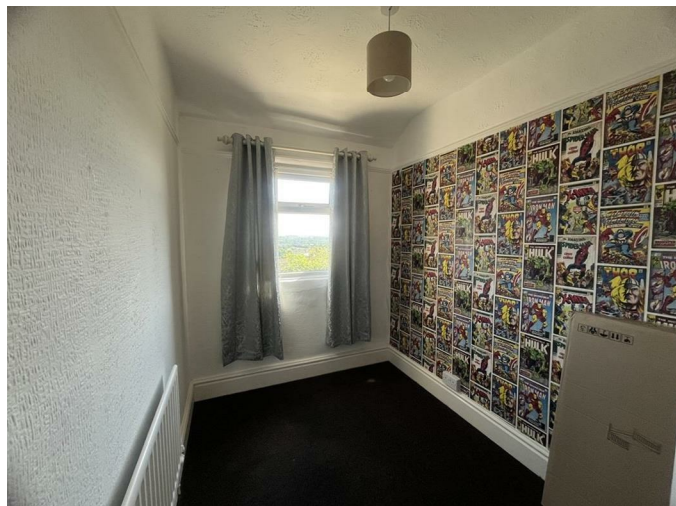
Pink wc, pedestal wash hand basin and bath with electric shower over. Fully tiled walls, radiator. UPVC double glazed windows to the front and side elevations. Built in cupboards housing hot water tank.

Bedroom 2 10'9" x 8'11" (3.30m x 2.73m)



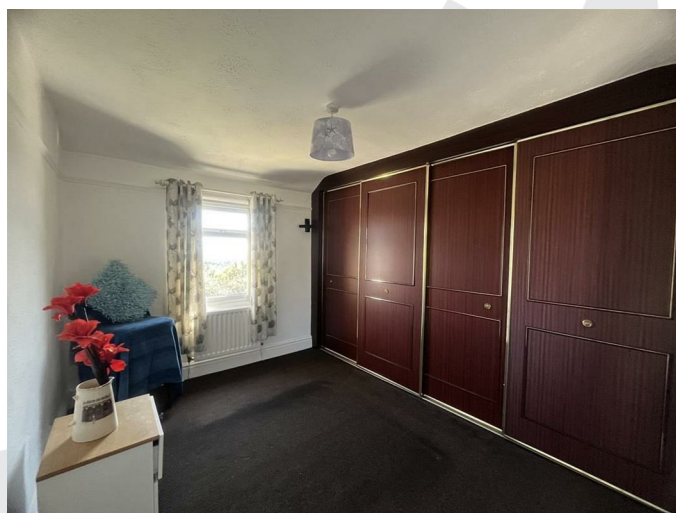
UPVC double glazed window to the rear elevation. Carpet to floor, radiator and light fitting. Built in wardrobes.

Bedroom 3 6'2" x 9'2" (1.90m x 2.80m)



UPVC double glazed window to the rear elevation. Carpet to floor, radiator and light fitting. Sockets. Access to attic.

Bedroom 1 12'1" x 10'9" (3.70m x 3.28m)



UPVC double glazed window to the front and rear elevation. Carpet to floor. Fitted wardrobes.

External

Front



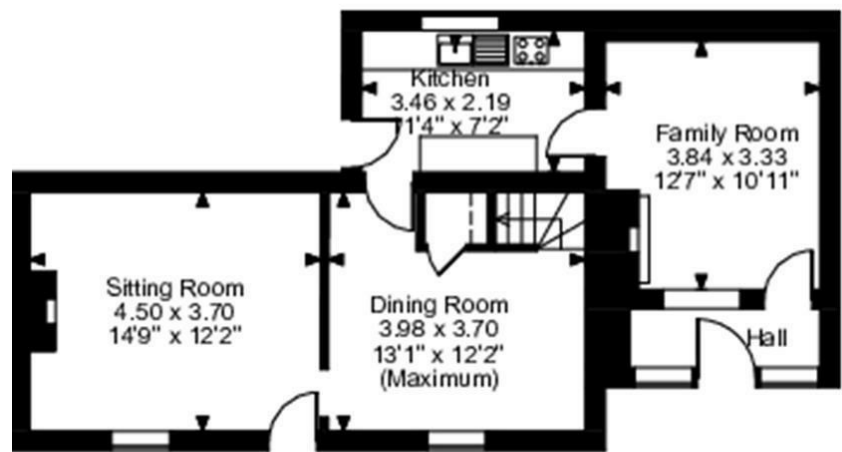
A Concrete path leads to a small courtyard and the front door.

Rear

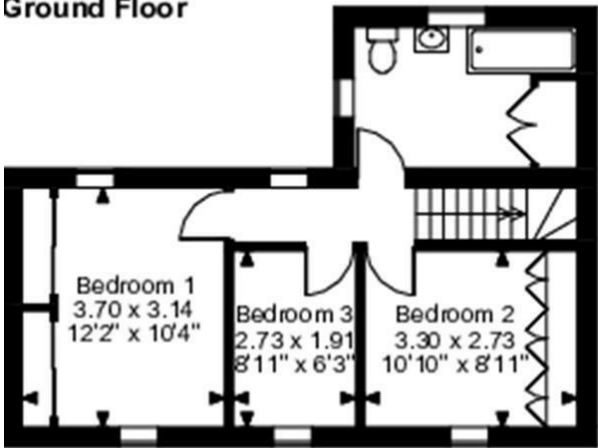


Mainly laid to lawn, with a concrete Patio and path. Make the most of the stunning panoramic views.

Floor Plan

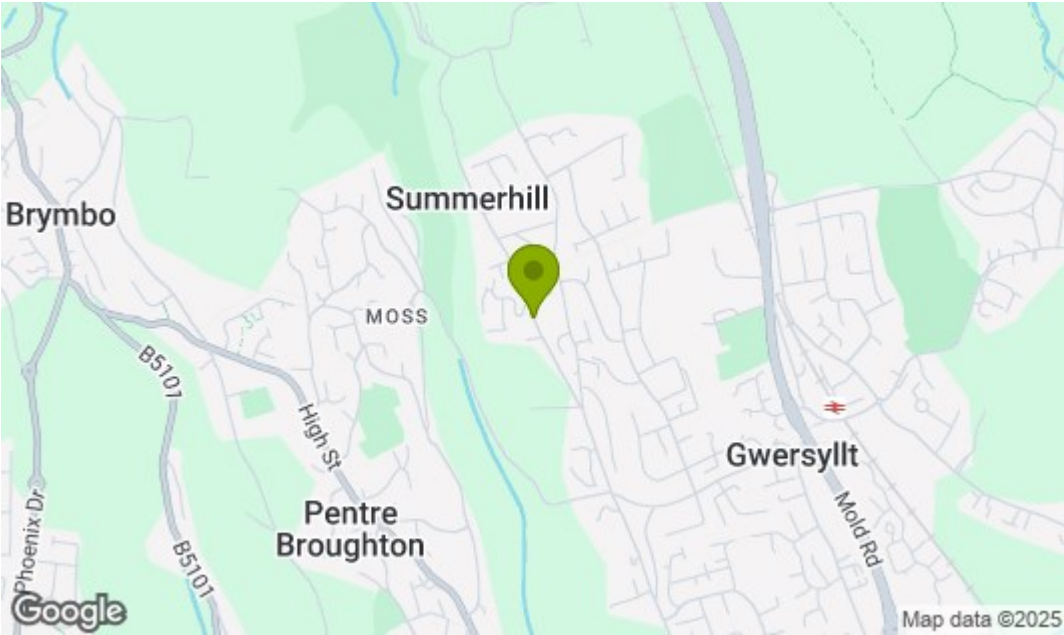


Ground Floor

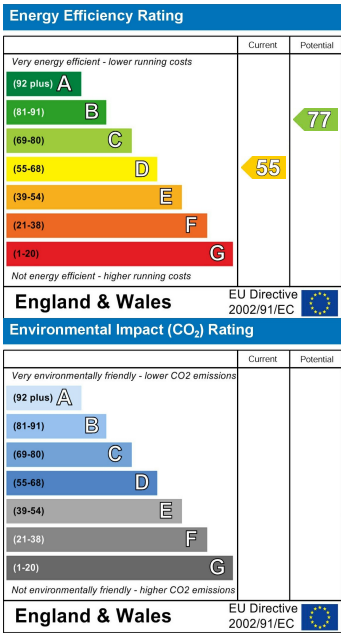


First Floor

Area Map



Energy Efficiency Graph



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