



1 Stone Cottages Top Road, Wrexham, LL11 4TA

£188,000

Nestled in the charming area of Summerhill, Wrexham, this delightful cottage on Top Road offers a perfect blend of comfort and convenience. briefly comprising of Porch, Living Room, Kitchen / Diner, Garden Room, Bedroom, Bathroom and Attic Room, this property is ideal for small families, couples, or individuals seeking a cosy retreat.

The location of this property is particularly appealing, as it combines the tranquility of Village living with easy access to local amenities. Residents can enjoy the nearby parks and green spaces, perfect for leisurely strolls or outdoor activities. Additionally, Wrexham town centre is just a short drive away, offering a variety of shops, restaurants, and services.

This Cottage presents an excellent opportunity for those looking to establish themselves in a friendly community. With its practical layout and prime location, it is a property that should not be missed. Whether you are a first-time buyer or looking to downsize, this home on Top Road is sure to meet your needs and exceed your expectations.

Don't miss the opportunity to make this charming cottage your home, call Olivegrove on 01978 750234 to arrange a viewing

Porch 4'9" x 4'4" (1.45 x 1.34m)



Tiled Floor, UPVC double glazed window to side elevation, Radiator, Light fitting

Living Room 12'10" x 12'10" (3.92 x 3.93m)



Wood effect floor, UPVC double glazed window to front elevation, Built in cupboards, Radiator, Ceiling and Wall Light fittings. Door to:

Kitchen / Diner 12'9" x 12'10" (3.91 x 3.92m)



Vinyl Floor, Tiled splashback, UPVC double glazed window to rear elevation, Radiator, Light fitting, built in cupboard housing boiler. A range of base, wall & drawer units with complimentary worktop over and stainless steel sink. Integrated electric oven with gas hob & extractor over & integrated dishwasher, space and plumbing for washing machine and space for fridge freezer. Stairs rising and door off to:

Garden Room



UPVC double glazed windows to the rear elevation, part glazed door to side, Polycarbonate roof. Laminate floor, sockets.

Stairs / Landing

Carpet to floor, Radiator, sockets, stairs rising and doors off to:

Bedroom 12'8" x 12'9" (3.87 x 3.91m)



Carpet to floor, 2 x UPVC double glazed windows to front elevation, Feature fireplace, radiator, fan light fitting and sockets

Bathroom



Vinyl Flooring, UPVC double glazed window to rear elevation. Panelled corner bath with shower taps, separate shower cubicle with thermostatic shower, Vanity basin and Close coupled WC. Heated towel rail & built in cupboard housing water tank.

Stairs / Landing

Carpet, door off to:

Attic Room 8'5" x 10'5" max (2.57 x 3.20m max)



Carpet to floor, Electric heater, built in storage, light fitting and sockets.

Externally

Front

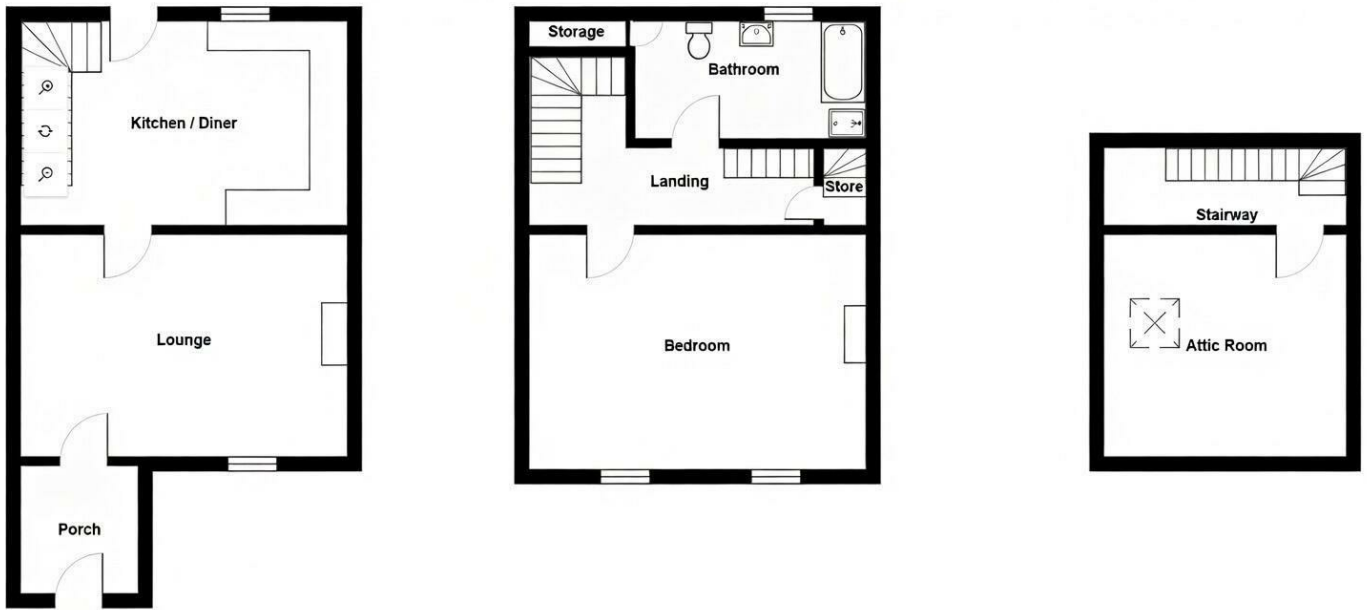
Pathway leading to front door, small courtyard area

Rear

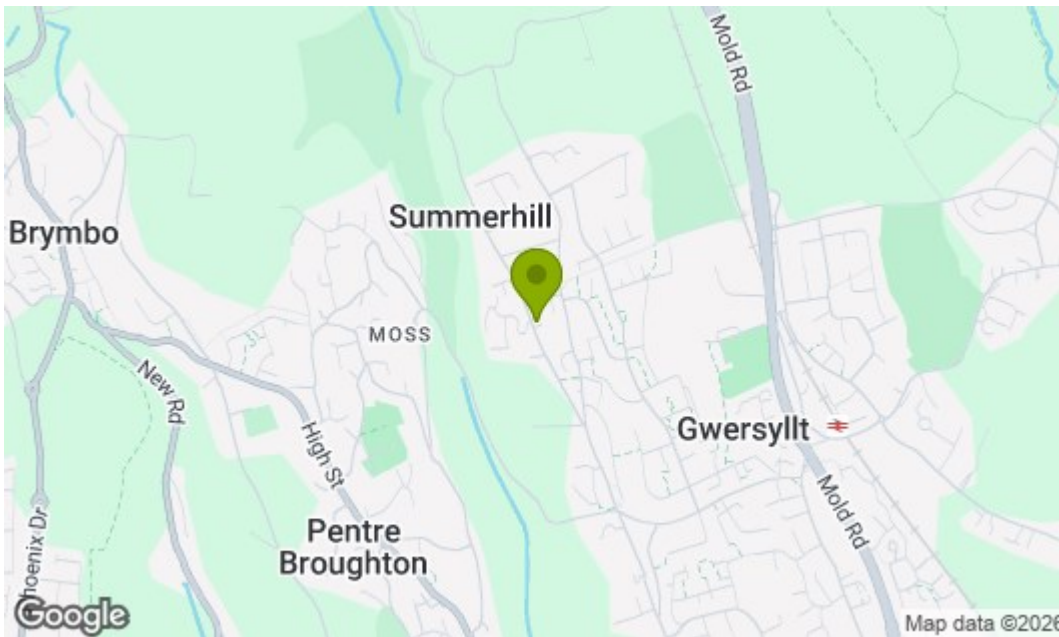


Private enclosed multi level rear garden with stunning views over the cheshire plains.

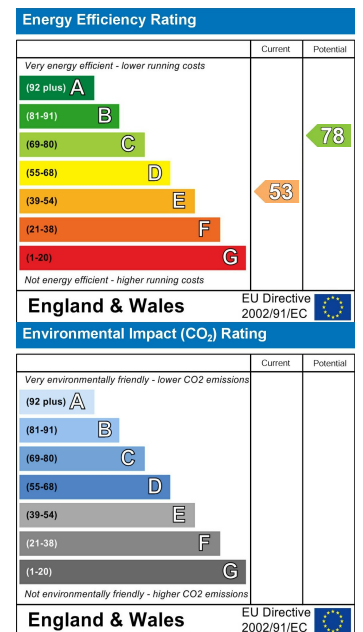
Floor Plan



Area Map



Energy Efficiency Graph



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