

# Wingetts

More than just estate agents



## Gwel Y Fro, Westminster Rise, Summerhill, Wrexham, LL11 4QD

**Price £230,000**

A modern semi detached home with conservatory and private driveway for 4 cars located in this popular residential development close to a range of amenities including schools, country parks and excellent road links to Wrexham, Chester and Mold. Briefly comprising a canopy porch, entrance door opening to the Hallway having wood effect laminate floor and stairs to first floor landing with store cupboard below, cloaks/w.c., lounge with wood effect flooring, double doors into the kitchen diner and UPVC double glazed doors that lead into the spacious conservatory which overlooks the rear garden. The Kitchen/Diner is fitted with a modern shaker style range of base and wall units complimented by worktops including oven, hob with stainless steel extractor hood above. On the first floor there are 3 Bedrooms, two of which can accommodate double beds and have the benefit of fitted wardrobes. The Bathroom is appointed with a four-piece white suite including bath and separate shower enclosure. To the outside there is a double width driveway for 4 cars with car port, path to entrance door and side access gate leading into the enclosed rear garden area with far reaching views, lawned area, timber decked patio ideal outdoor entertaining and flower beds. NO CHAIN. Energy Rating - C (75)

## LOCATION

Located within this popular modern residential development in the village of Summerhill with a range of day to day shopping and social amenities nearby including a supermarket, primary and secondary schools, excellent road links, train station and picturesque country parks.

## DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the football ground and University on the right hand side, proceed across the next roundabout and then take the second exit. Proceed for approx. 1 mile passing through Little Mountain and then bear left as the road forks. The entrance to Westminster Rise will be observed on the left hand side, proceed up the hill and the property will be observed on the right.

## ON THE GROUND FLOOR

Canopy porch with part glazed entrance door opening to:

### HALLWAY

Featuring wood effect flooring, light panelled internal doors off with chrome handles, stairs to first floor landing with useful storage cupboard below, radiator and dado rail.

### CLOAKS/W.C

Appointed with a corner wash basin with tiled splashback, low flush w.c, radiator, double glazed window and grey wood effect flooring.

### LOUNGE 15'3 x 9'7 (4.65m x 2.92m)

Wood effect flooring, wall mounted electric fire with remote control, radiator, double glazed window, part glazed double doors opening to the kitchen/diner and upvc double glazed sliding patio doors leading to:

### CONSERVATORY 12'3 x 10'2 (3.73m x 3.10m)

Upvc double glazed windows on a brick plinth overlooking the rear garden, oak flooring, two electric panel heaters, upvc double glazed French doors opening to rear garden and ceiling light.

### KITCHEN/DINER 16'7 x 8'10 (5.05m x 2.69m)

Fitted with a range of shaker style base and wall cupboards complimented by work surface areas incorporating a Neff four ring gas hob with Neff extractor hood above and Neff oven/grill below, part tiled walls, stainless steel 1 1/2 bowl sink unit with mixer tap and double glazed window above, concealed Worcester gas combination boiler, under unit lighting, tiled flooring, inset ceiling spotlights, radiator and double glazed window to side.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With radiator, ceiling hatch to roof space, dado rail and airing cupboard with radiator.

### BEDROOM ONE 13'5 x 9'6 (4.09m x 2.90m)

Double glazed window to rear, radiator and full width fitted wardrobes.

### BEDROOM TWO 8'4 x 10'7 (2.54m x 3.23m)

Double glazed window to front, radiator and sliding door fitted wardrobes.

### BEDROOM THREE 7'6 x 6'7 (2.29m x 2.01m)

Double glazed window to front and radiator.

## BATHROOM

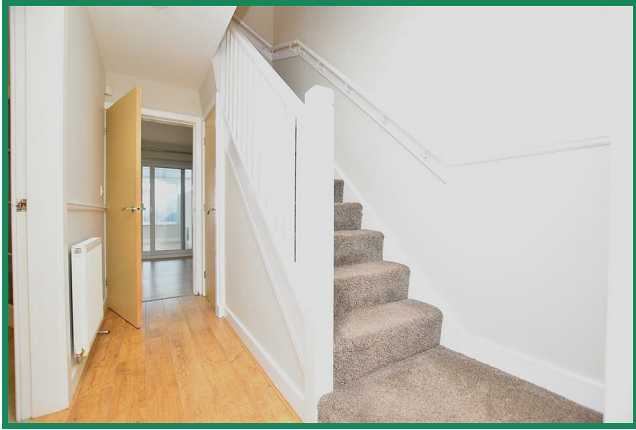
Appointed with a four piece white suite of low flush w.c, pedestal wash basin, bath, shower enclosure with mains thermostatic shower, chrome heated towel rail, part tiled walls, extractor fan and inset ceiling spotlights.

## OUTSIDE

The property is approached along a double width tarmac driveway providing parking for four cars with carport above, timber gates, electric socket, cold water tap and paved path leading to the entrance door with welcome light, lawned garden and privacy hedging. A side gate leads to the rear garden which is a particular feature of the property featuring a timber decked patio area for outdoor entertaining, decorative gravel, lawn, two garden sheds, paved area and flowerbeds.

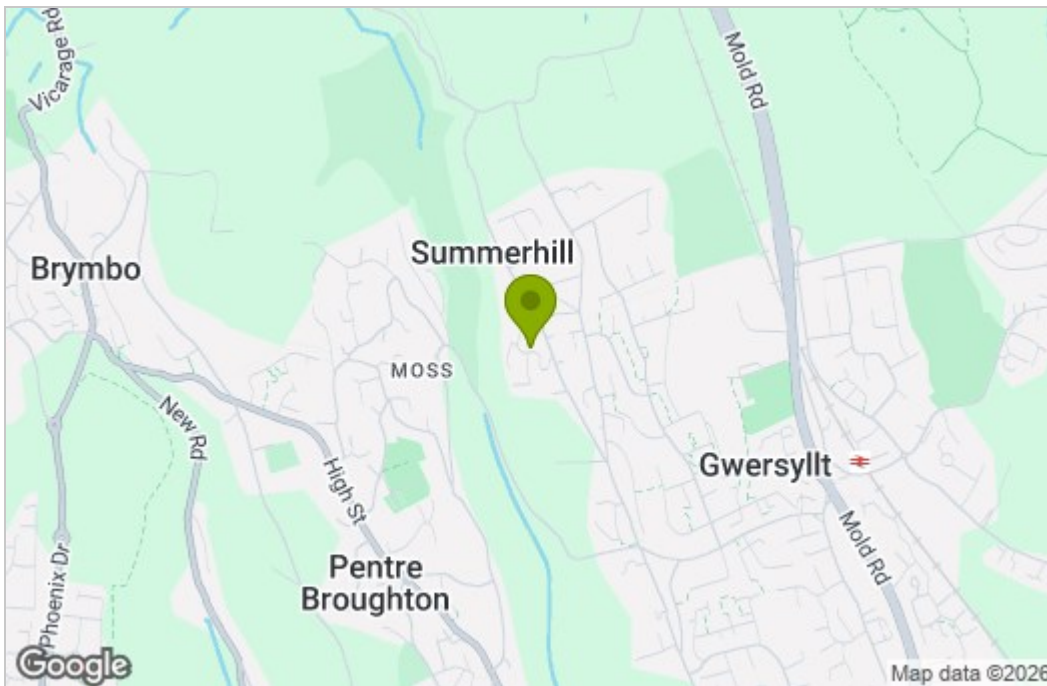
## PLEASE NOTE

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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