



39

Wrexham | | LL11 2EZ

£276,000

MONOPOLY
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Situated on Top Farm Road within the popular residential area of Summerhill, this well-presented four bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

In brief, the ground floor comprises an entrance hallway, living room featuring a cosy fireplace, dining room, a well-appointed kitchen, utility room and a downstairs WC. To the first floor, the landing provides access to four bedrooms and two bathrooms, offering flexibility for growing families or those working from home.

Externally, the property benefits from a tarmac driveway providing off-road parking, along with access to a garage. To the rear, there is an attractive enclosed garden, offering a pleasant and private outdoor space.

Top Farm Road is ideally located within Summerhill, a well-regarded area offering a blend of residential living with convenient access to amenities. Wrexham city centre is just a short drive away, providing a wide range of shops, restaurants, leisure facilities and transport links. The area is also well placed for access to Alyn Waters Country Park, local schools and excellent road connections via the A483 to Chester, Oswestry and the wider North West, making it particularly appealing for commuters.

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS - LIVING AND DINING
- FITTED KITCHEN
- UTILITY ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM PLUS EN SUITE SHOWER ROOM
- ATTRACTIVE REAR GARDEN
- OFF ROAD PARKING FOR THREE VEHICLES
- GARAGE
- POPULAR & CONVENIENT CUL-DE-SAC LOCATION



Hallway

Newly fitted composite door leads into entrance hallway with parquet style flooring, under-stairs storage, two ceiling light points, radiator, doors to wc, kitchen and lounge, stairs to first floor.

WC

Two piece suite comprising low-level WC and floating wash hand basin. Tiled floor, ceiling light point, radiator and window to front.

Lounge

UPVC double glazed window to front, electric fire with complementary surround, carpet flooring, ceiling light point, panelled radiator and glazed wooden double doors to dining room.

Dining room

Ceiling light point, panelled radiator, herring bone effect flooring and uPVC double glazed French doors off to the rear garden

Kitchen

Fitted range of wall, drawer and base units with complementary worktops, incorporating a stainless sink drainer with mixer tap over. Integrated appliances to include electric double oven, gas hob, extractor, dishwasher and fridge/freezer. Vinyl tile effect floor, ceiling light point, panelled radiator and door to utility.

Utility

Fitted with a range of base units with work surface over incorporating a stainless steel sink unit with mixer tap. Newly fitted door to side, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas boiler, ceiling light point, extractor and vinyl flooring.

First floor landing

Carpet, window to side, doors to bedrooms and bathroom, storage cupboard, attic hatch to loft.

Bedroom One

Carpet, window to front, door to en suite.

En Suite

Shower enclosure, sink, wc, tile effect floor, part tiled walls, spotlights.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to rear.

Bedroom Four

Carpet, window to front.

Bathroom

Panel bath, shower enclosure, wc, hand wash basin, tile effect flooring, window to rear, part tiled walls.

Outside

Stove paved path to front door with cottage style planted front garden.

Tarmac drive to side with space for three vehicles leading to a single detached garage with up and over door. Gate to rear garden with attractive stone paved patio, lawned garden with beautiful mature planting to borders.

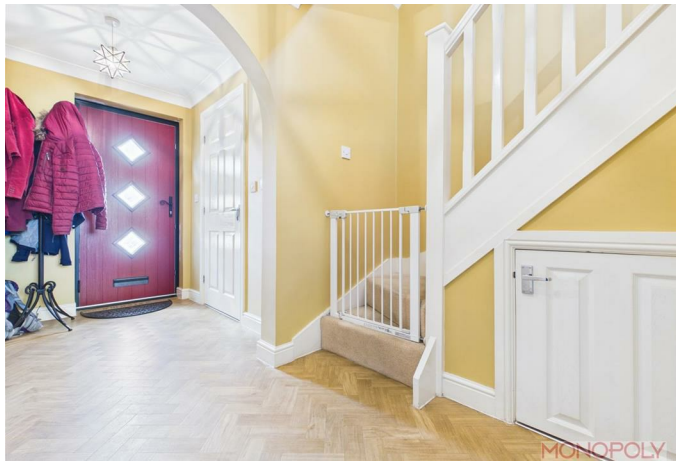
Key Facts

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your





co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







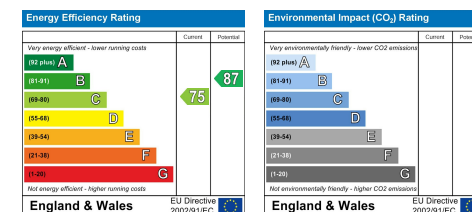


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