



## Penson Court, , Summerhill LL11 4UP Offers In Excess Of £280,000

Situated on Penson Court in Summerhill, Wrexham, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2017 by SG Estates, the property boasts a generous 957 square feet of well-designed space, making it an ideal home for families. Upon entering, you are welcomed into an entrance hall with doors to spacious reception room that provides a warm and inviting atmosphere, a modern kitchen/diner perfect for entertaining guests. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms are thoughtfully designed, catering to the needs of a busy household. To the rear is an attractive low maintenance garden and a fantastic garden studio/home bar located in the converted garage. One of the standout features of this property is the convenient parking space available for up to three vehicles, a rare find in many modern homes. This added benefit enhances the practicality of the property, making it easy for families and visitors alike. The location in Summerhill is within easy reach of Wrexham's amenities, including shops, schools, and recreational facilities. In summary, this modern detached house in Penson Court is a wonderful opportunity for anyone looking for a spacious layout, contemporary design, and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

- THREE BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- LIVING ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARDEN STUDIO/HOME BAR
- POPULAR & CONVENIENT LOCATION



## Entrance Hallway

Composite door leads into entrance hallway with stairs to first floor and doors into lounge, WC, kitchen and under-stairs storage. Finished with tiled flooring, panelled radiator and ceiling light point.

## Living Room

Light and airy room with three uPVC double glazed windows with one being bay window to the front elevation and two windows to the side. Finished with carpet flooring, panelled radiator and ceiling light point.

## Kitchen/Dining Room

A modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge/freezer, dishwasher, oven, gas hob and extractor above. 1.5 stainless steel sink unit with mixer tap over. Space and plumbing for washing machine. Finished with tiled flooring, recessed LED lighting, kickboard lighting and panelled radiator. Kitchen breakfast bar leads into the dining area with uPVC double glazed bay window to the front elevation and French style doors into the garden area.

## Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Finished with tiled flooring, panelled radiator and ceiling light point.

## Landing Area

UPVC double glazed window to the front elevation. Finished with carpet flooring, panelled radiator and carpet flooring. Doors to bedrooms and bathrooms.

## Bedroom One

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator. Door into en-suite.

## En-suite

Three piece suite comprising low-level WC, wash hand basin and enclosed mains shower cubical. UPVC frosted window to the rear elevation, tiled flooring, extractor, recessed LED lighting, shave point and part tiled walls.

## Bedroom Two

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

## Bedroom Three

UPVC double glazed window to the side elevation. Finished with carpet flooring, ceiling light point and panelled radiator.



## Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with shower over. UPVC frosted window to the rear elevation, tiled flooring, extractor, recessed LED lighting, shave point and part tiled walls.

## Garden Room

Converted garage with uPVC double glazed French style doors opening onto garden area. Recessed LED lighting, tiled flooring and power sockets.

## Outside

Front garden with path to front door, lawn, planted bed.

Rear garden with gates to drive and front, paved patio adjacent house, steps up to lawn, enclosed with fencing.

Garden Studio/Home Bar - Converted garage with French doors opening onto the patio, tiled flooring, spotlights.

Off road parking on a tarmac driveway with space for three cars.

## Additional Information

Gas central heating combi boiler.

UPVC double glazing

Electric underfloor heating to ground floor tiled areas.

## IMPORTANT INFORMATION

\*Material Information interactive report 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.

## MORTGAGES

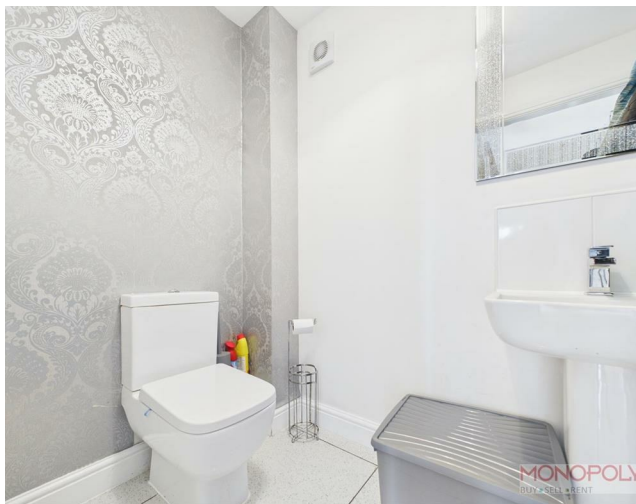
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

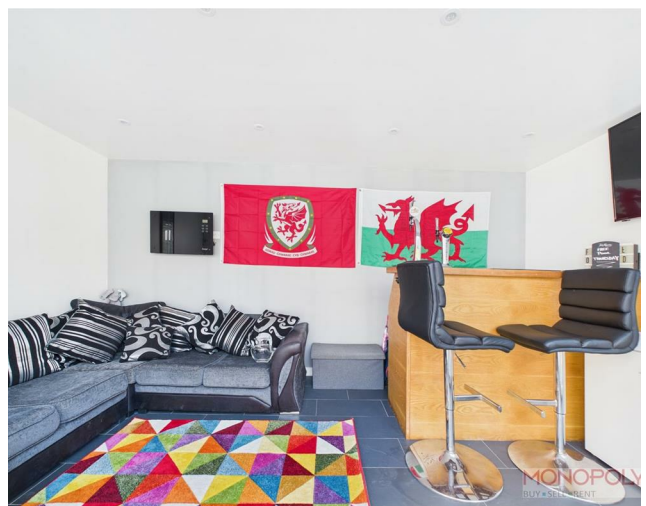
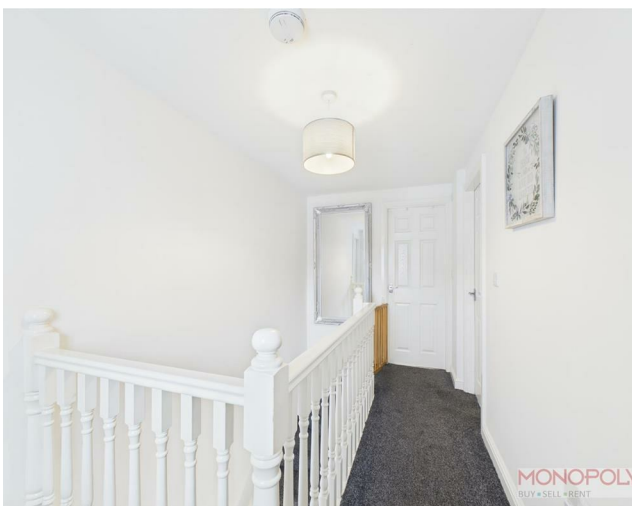
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

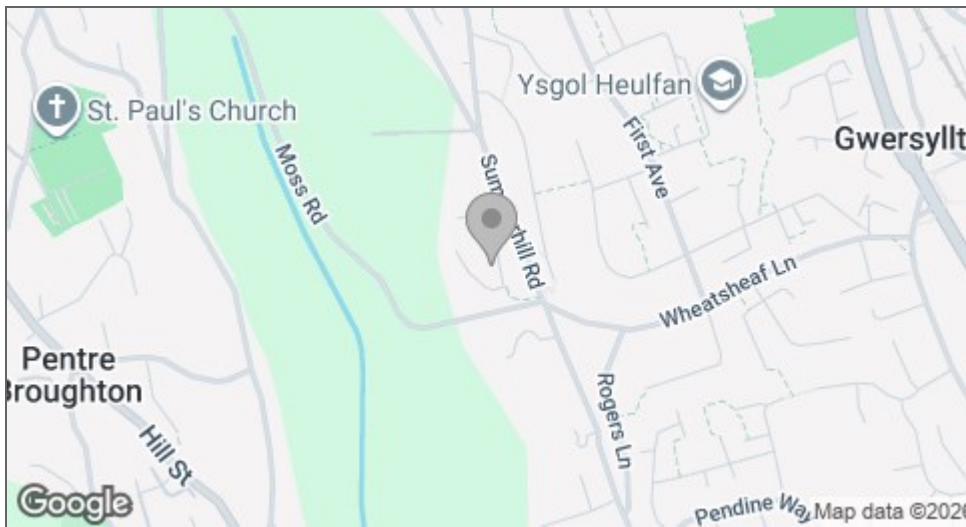












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

#### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

