

Town & Country

Estate & Letting Agents

Top Road, Summerhill

Offers Over £375,000



An excellent opportunity to purchase a stunning three bedroom detached bungalow in the village of Summerhill. The property comprises; entrance hall, open plan family area and kitchen, dining room/utility, three bedrooms, shower room and bathroom internally. Externally is a driveway and lawned garden to front with a detached garage to side providing ample off road parking, with impressive rear garden comprising of a lawn, patio and raised decking.

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LOCATION

Offering exceptional views and situated within the village of Summerhill, within commuting distance of Mold and driving distance to Wrexham. Close to local amenities including primary and secondary schooling. Local shops, amenities, and public house. Leisure facilities include cricket club, local park, cycling and walking routes. Easy accessibility to the A55 leading to major motorway networks.

DIRECTIONS

From our Wrexham office head North East towards Lord Street, Turn right onto Duke Street, Turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, Turn right onto Central Road/A541, Turn left onto Regent Street/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Road/A541, At the roundabout, take the 2nd exit onto Summerhill Road, Slight left onto Top Road. Property is located on the righthand side.



Entrance

This bungalow offers a welcoming entrance with a double glazed door and side panels, providing natural light and an appealing aesthetic. The storage cupboard ensures an organized living environment, while the walnut laminate flooring adds warmth and elegance. The radiator ensures comfort and the loft access offers additional storage or living space options. Together, these features create a practical and comfortable living space within the bungalow.



Master Bedroom

12'9" x 10'2"

Double glazed window to front. Radiator.



Bedroom Two

10'9" x 9'10"

Double glazed window to front. Radiator.



Bedroom Three

10'9" x 9'10"

Double glazed window to rear. Radiator.



Shower Room

With a low-level W/C, a pedestal wash hand basin, providing a sleek and practical area. A corner shower takes centre stage in this bathroom, offering a refreshing and invigorating bathing experience. Its compact design optimizes the available space, while the clear glass enclosure adds a touch of modernity to the room. The walls of the bathroom are fully tiled, exuding elegance and practicality. To illuminate the space, inset spotlights are strategically placed throughout the bathroom. A double-glazed window to the rear allows natural light to fill the bathroom and a heated towel rail adds a luxurious touch to the room.



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Dining Room/Utility

11'3" x 10'5"

This dining room is designed with practicality and style in mind. With its fitted base units and complementary work surfaces, stainless steel sink unit, plumbing for a washing machine, space for a fridge-freezer and tumble dryer, ample dining space, cupboard housing the boiler, tiled flooring, double glazed window and door to the rear, and radiator, this dining room provides a welcoming and functional environment for delightful dining experiences and relaxed gatherings.



Kitchen/Family Room

The kitchen is fitted with a range of high-quality wall and base units, offering ample storage for all your culinary needs. The complementary work surfaces provide a smooth and durable area for food preparation and cooking. At the heart of the kitchen lies a 1 & ½ sink and drainer unit, complete with a mixer. The kitchen offers a polished splashback and ample space for a cooker. The kitchen flooring is tiled and has a fitted extractor fan. A double-glazed window to the front bathes the kitchen in natural light and Inset spotlights illuminate the kitchen, providing focused lighting on the work surfaces creating a bright and airy atmosphere.



Family Area

21'1" x 18'2"

Having a double glazed window to the side, double glazed French doors to the side, and double glazed windows to the rear with far-reaching views enhance the bungalow by incorporating natural light, providing seamless access to the outdoors, and capturing picturesque scenery. The inset spotlights add an elegant touch, and the radiators ensure a cozy atmosphere. These features combine to create a welcoming and comfortable living space within the bungalow.



Kitchen Area

10'11" x 7'8"

The kitchen is fitted with a range of high-quality wall and base units, offering ample storage for all your culinary needs. The complementary work surfaces provide a smooth and durable area for food preparation and cooking. At the heart of the kitchen lies a 1 & ½ sink and drainer unit, complete with a mixer. The kitchen offers a polished splashback and ample space for a cooker. The kitchen flooring is tiled and has a fitted extractor fan. A double-glazed window to the front bathes the kitchen in natural light and inset spotlights illuminate the kitchen, providing focused lighting on the work surfaces creating a bright and airy atmosphere.



Bathroom

7'8" x 6'9"

Welcome to the luxurious bungalow bathroom, where elegance and comfort come together. The centrepiece of the bathroom is the corner bath spa, positioned perfectly to maximize both functionality and aesthetics. The flooring is tiled with a polished finish and adding a burst of vibrant energy to the room, the walls are adorned with square tiles in an array of colours. To ensure comfort, a steel wall radiator is strategically placed, providing warmth, and contributing to the overall visual appeal of the bathroom. Overall, this bungalow bathroom offers a sanctuary of serenity and style.

Outside

Having a maintained lawned garden to the front, providing an attractive first impression. The driveway leading to the detached garage ensures ample off-road parking. Meanwhile, the expansive and impressive garden at the rear delights with its predominantly lawned area, complemented by a patio for outdoor dining and a raised decking/seating area for added charm. This garden serves as a tranquil haven, inviting you to enjoy the beauty of nature right at your doorstep.



Inner Hallway

Into the hallway you'll immediately notice the loft access, providing convenient entry to additional storage or living space above. Natural light streams through the double glazed window to the side, along with a fitted radiator.





Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

The agents have not tested any of the appliances listed in the particulars.

TENURE : Freehold

COUNCIL TAX: BAND D

Hours of Business

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and

guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly

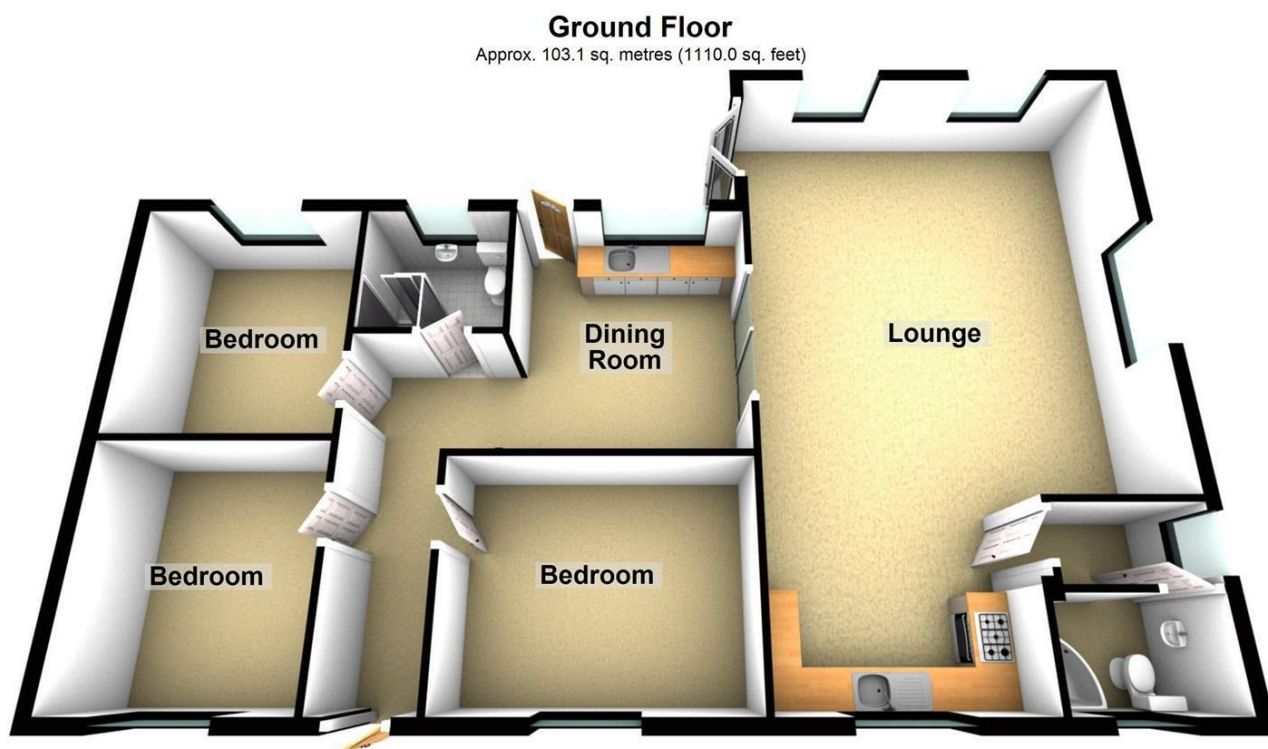
confirmed in writing by an authorised person.

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



Total area: approx. 103.1 sq. metres (1110.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales	EU Directive 2002/91/EC	

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