

# Town & Country

Estate & Letting Agents

Off Top Road, Wrexham

Offers In The Region Of £290,000



A fabulous detached three bedroom bungalow situated in a popular village location, benefitting from extensive gardens (approximately 1/3 acre) with fruit trees and shrubs. The property itself comprises; entrance porch and hallway, lounge, dining room, kitchen, three bedrooms, en-suite, and bathroom internally. Externally is a driveway to front leading to a garage providing ample off-road parking, with a concrete path leading to a front balcony. Offering plenty of opportunity and potential to be altered to any prospective purchasers requirements and being suitable for families and investors, viewings are highly recommended to fully appreciate what is on offer.

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TEL: 01978 291345

## 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

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.



## DINING ROOM

16'0" x 14'9"

Multi-fuel open fire with slate hearth and surround. Sliding doors leading to a concrete balcony situated at the front of the property. Double glazed window to the side elevation x2. Large double glazed window to the rear elevation capturing fantastic views. Radiator.



## EN-SUITE

Low level W/C. Wash hand basin. Double shower unit. Tiled walls. Tiled flooring. Inset spotlights. Radiator.



## ENTRANCE

Door to front entrance porch. Tiled flooring. Exposed brick walls. Door into impressively large entrance hall. Laminate flooring. Radiator. Doors to:



## KITCHEN

13'3" x 10'1"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Space for cooker. Space for washing machine. Space for fridge-freezer. Laminate flooring. Double glazed window to rear providing fantastic views.

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## INNER HALLWAY

Doors to:



## LOUNGE

18'1" x 11'6"

Electric fire with brick surround. Exposed brick walls. Double glazed window to front. Radiator. Sliding doors leading to dining room.



## BEDROOM TWO

12'5" x 11'6"

Fitted wardrobes. Double glazed window to front. Radiator.



## BEDROOM THREE

9'8" x 8'8"

Double glazed window to rear with fantastic views. Radiator.



## BEDROOM ONE

13'3" x 12'5"

Fitted wardrobes. Double glazed window to rear. Door to en-suite. Radiator.



## BATHROOM

Low level W/C. Pedestal wash hand basin. Enclosed shower with sliding door. Tiled walls. Tiled flooring.

## CELLAR

Accessed via an external door, the cellar houses the boiler and has power, light, a radiator and a further storage room.



## EXTERNALLY

Driveway to front leading to garage providing ample off road parking. Lawned area to the front elevation with a concrete path leading to an enclosed patio area and raised balcony. Large wrap-around garden to front, side and rear being mainly lawned and having mature fruit trees. Concrete path to side elevation leading to the rear of the property. Access to underfloor storage/basement space with low level W/C. To the rear of the property it is block paved providing access to the rear balcony.



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## VIEWING

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 E

## MORTGAGE ADVICE

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.