

# Town & Country

Estate & Letting Agents

Bottom Road, Wrexham

£365,000



This spacious four/five-bedroom property in the desirable village of Summerhill offers extensive accommodation. An additional feature is the detached former Coach House, providing potential for conversion into a dwelling or business (subject to planning consents). The property boasts a 21ft Lounge, Office, Dining Room, Sitting Room, Kitchen/Breakfast Room, and more. The first floor includes a Main Bedroom with en suite, Bedroom Two with a Dressing Room/Bedroom 5 option, two additional double bedrooms, and a modern 4-piece bathroom. Outside, there's ample parking, a Garage/Workshop, and a Garden Room/Bar with scenic views. This property is a versatile and attractive living opportunity.

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## Entrance

Stone steps ascend to woodgrain effect double glazed frosted doors, providing access to:



## Lounge

(21'11" x 14'1")

The living room features abundant natural light from UPVC double glazed woodgrain windows, double panelled radiators, TV and telephone points, wood effect flooring, and a blend of recessed spotlights and three wall lights for a cosy ambiance.



## Dining Room

(11'1" x 10'2")

Featuring a UPVC double glazed woodgrain window at the front, a double panelled radiator, recessed spotlights, and two wall lights. A corner cupboard houses the gas meter, and a door leads down to:

## Cellar

(approx 11'1" x 9'11")

Approximately the size of an office room, equipped with power supply.





## Sitting Room (13'5" x 10'11")

Highlights include a modern fitted multi cast iron ivory log burner, elevated on a quarry tiled hearth unit with a feature beam above. The room also boasts Oak Bi-fold doors leading into the lounge, a UPVC double glazed woodgrain window at the rear, a double panelled radiator, and wood effect flooring. Additionally, there is a door leading down to the cellar and another door leading into:



## Kitchen (17'8" x 10'5")

This area features a blend of wall, drawer, and base units complemented by granite worktops. A charming Belfast sink unit with a mixer tap is set against brick-style splashback tiles. The kitchen offers ample space for an American fridge/freezer and showcases a 'Cuisine' style range cooker with a 5-gas ring

and warming plate, accompanied by an extractor fan. Additional features include a fitted wine rack, recessed spotlights, void and plumbing for a washing machine, and space for other white goods. Two uPVC double glazed woodgrain windows grace the side elevation, along with a double panelled radiator. A door leads into:

## Hallway (6'6" x 6'2")

The inner hallway is equipped with a cupboard housing a wall-mounted 'Baxi' boiler, ensuring heating efficiency. Additionally, there's a fitted storage cupboard accommodating the electric meter. A door from this space leads into the downstairs W.C. Another woodgrain uPVC effect door opens to the side of the property and provides access to:

## Downstairs W.C

This convenient space features a UPVC double glazed frosted window on the side elevation, providing natural light. It is equipped with a panelled radiator for added comfort. The amenities include a low-level W.C. and a wash hand basin. The walls are fully tiled, and the flooring boasts a wood effect finish.

Door off the Lounge leads into:



## Office (11'1" x 9'11")

This functional office space is well-lit with a UPVC double glazed woodgrain window at the front elevation. Comfort is ensured with a double panelled radiator, and the room is illuminated by recessed spotlights. The flooring is finished with a wood effect laminate, adding a touch of sophistication to the workspace.

## Landing

The landing area provides access to the loft through a convenient pull-down ladder. It is well-lit with recessed spotlights and equipped with a smoke alarm for safety. Additionally, there's a panelled radiator ensuring a comfortable temperature on this level.



## Bedroom One

(18'9" x 13'9")

The expansive main bedroom boasts a vaulted ceiling, enhancing the sense of space. It features two uPVC double glazed wood grain windows on the side elevation, allowing ample natural light. Comfort is ensured with two double panelled radiators. The room is well-lit with a ceiling light point, and double glazed patio doors lead to the rear of the property, providing a convenient exit to the outside.



## En Suite Bathroom

(7'7" x 6'10")

The en suite bathroom features a three-piece suite, including a low-level W.C., a wash hand basin set within a vanity unit with a mixer tap, and a jacuzzi bath with a mixer tap and shower over, complemented by a glass screen. The walls are fully tiled, providing a sleek look to the space. For added comfort, there's a heated towel rail. Natural light filters through UPVC double glazed frosted windows on the rear elevation, ensuring privacy and brightness in the bathroom.



## Bedroom Two

(14'5" x 14'3")

This generously sized bedroom boasts a vaulted ceiling and a striking feature marble fire surround, adding to its elegance. The room is well-lit with a UPVC double glazed woodgrain window at the front elevation and a ceiling light point. Comfort



is provided by two double panelled radiators, ensuring a cosy atmosphere in the space.



### Dressing Room

(12'9" x 9'10")

This functional dressing room is equipped with two uPVC double glazed wood grain windows, one to the front and one to the side elevation, allowing ample natural light. Comfort is maintained with a double panelled radiator. Notably, this space was previously used as a bedroom and had a corridor connecting it to another room, allowing for a potential 5th bedroom. If needed, it can be easily converted back to serve as a 5th bedroom.



### Bedroom Three

(10'11" x 10'2")

Bedroom Three features a UPVC double glazed window offering

views to the front, allowing natural light to fill the room. Comfort is ensured with a double panelled radiator. The room is illuminated by a ceiling light point, providing adequate lighting for the space.



### Bedroom Four

(13'1" x 10'11")

Bedroom Four includes a UPVC double glazed window providing views of the rear elevation, allowing natural light into the room. Comfort is provided by a double panelled radiator, and the room is lit by a ceiling light point, offering ample illumination.



### Main bathroom

(11'1" x 7'3")

The main bathroom is designed with a standout modern four-piece suite, featuring a low-level W.C., wash hand basin, bath

with mixer tap and shower head, and a walk-in shower with a glass screen. The walls are partly tiled, and the flooring is fully tiled, providing a contemporary look. The room is well-lit with recessed spotlights, and natural light comes through the UPVC double glazed frosted window on the side elevation. Additionally, there's a heated towel rail, adding to the comfort of the space.

## Outside

The former Coach House, believed to date back to 1889, still retains its original bread oven, adding historical charm to the property. This space offers potential for a family member to live independently, subject to the necessary planning consents. The Coach House is versatile, easily transformable into a one/two bedroom dwelling or potentially a holiday let, showcasing its adaptability. Additionally, the garden had previous planning permission for a detached bungalow, although it has since lapsed, highlighting the various possibilities and options associated with this property.

## Garage

(18'0" x 15'5")

A detached double garage featuring two wooden double doors, providing secure and convenient parking. The garage is equipped with lighting and power, adding to its functionality and practicality.

## Workshop

(20'8" x 9'2")

The workshop features a white uPVC double glazed door along with a white uPVC double glazed window at the front elevation, allowing natural light into the space. It is equipped with lighting and power, enhancing functionality. The opening from the front leads into the workshop, providing a suitable entry point for various activities and projects.



## Garden Room & Bar

(18'0" x 15'1")

An exceptional entertaining space, the garden room features a built-in bar complete with fitted optics, perfect for hosting gatherings. There are two double glazed windows at the front elevation and a velux window, ensuring ample natural light. The room offers generous storage and comfortable seating areas for guests. The flooring is wooden, and the ceiling displays exposed beams, adding to the room's inviting ambiance.



## Garden

The front area features a stone raised wall with wrought iron railings, and steps leading up to the front of the property. Beyond the gates, there's a spacious gravel area that extends to the side decking, shaded by a pergola. Towards the rear side, there is a hard-standing area.

Wooden stairs beside the coach house lead to the main garden,



which includes a well-maintained lawn with a variety of shrubs bordering it, providing a sense of privacy. The garden offers a generous decking area spanning the width of the coach house, accessible through a white uPVC door, providing a seamless transition to the Garden Room/Bar and enhancing outdoor entertainment options.



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## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

## Mortgage Advice (Wrexham)

Town and Country 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.**

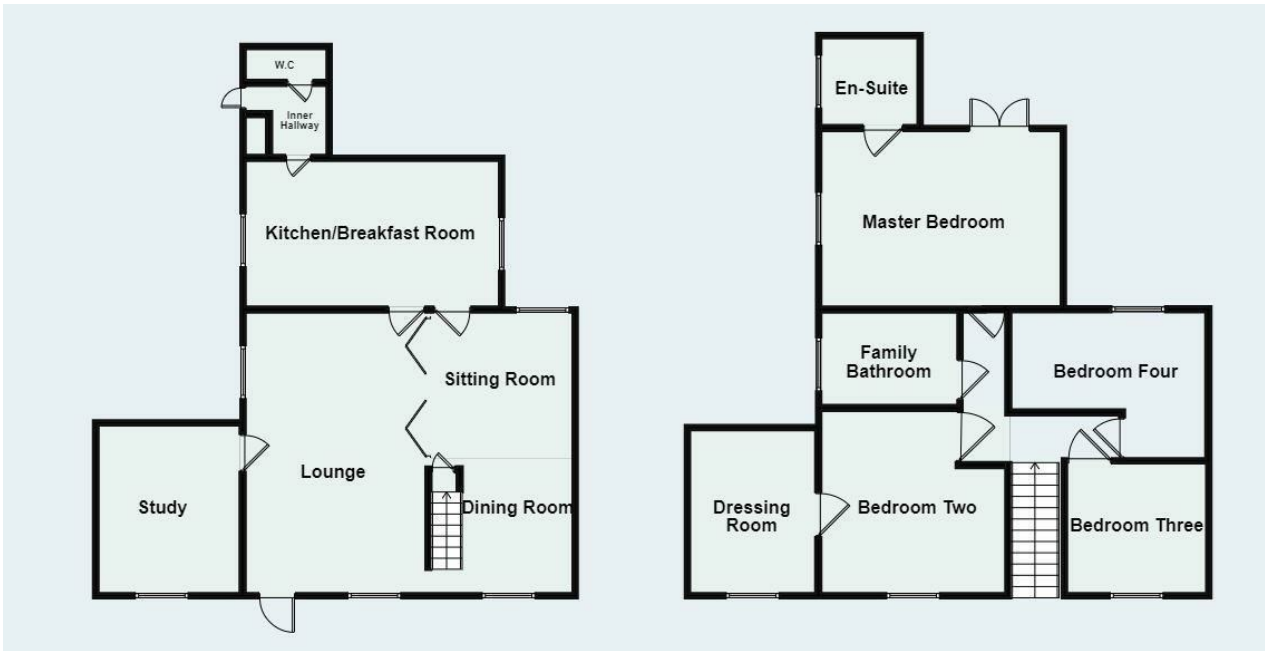
## Hours of Business (Wrexham)

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

Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.



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 most 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	