

# Town & Country

Estate & Letting Agents

New Road,

£280,000



An excellent opportunity to purchase a three bedroom detached bungalow situated on a generous plot in a popular village area with convenient access to local networks and a variety of amenities. In need of some updating, the property comprises; entrance hall, lounge, kitchen, three bedrooms and shower room internally. Externally is a driveway to front leading to a garage, with lawned gardens to side and rear. Viewings come highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## LOCATION

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 the Wrexham office Head north-east on King St 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, Continue straight onto Bottom Road, Turn left onto New Road, The property is located on the right.



## Entrance

The property is accessed via a double glazed UPVC door to front, opening to the entrance hall. Loft access. Picture rail. Parquet flooring underneath carpet. Radiator. Cloaks cupboard. Doors to:



## Lounge

17'8 x 11'5

Central coal effect gas fire. Parquet flooring underneath carpet. Double glazed window to front and to side. Radiator.



## Kitchen

12'4 x 10'4

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & 1/2 bowl sink unit and drainer with mixer tap and tiled splashbacks. Space for cooker. Space and plumbing for washing machine. Worcester gas combination boiler. Ceramic tiled flooring. Double glazed window to side and to rear. Double glazed door to rear.



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## Shower Room

Low level W/C. Pedestal wash hand basin. Oversized corner shower enclosure with thermostatic shower. Part tiled, part panelled walls. Chrome heated towel rail. Double glazed window to rear.



## Bedroom One

12'2 x 11'0

Fitted with a range of wardrobes and luggage cupboards above. Double glazed window to front. Radiator.



### Bedroom Two

10'7 x 9'0

Double glazed window to rear. Radiator.

### Bedroom Three

7'8 x 6'6

Double glazed window to rear. Radiator.



### Outside

The property is approached via double iron gates opening to brick block off-road parking leading to a prefabricated garage. The front garden is predominantly laid to lawn bordered by a hedge with a small slight chip and shrugged garden to the side. There is side access to the rear of the property leading to a southerly facing, predominantly lawned garden with shrub beds, a paved patio area and timber shed. The rear garden is enclosed by a series of fence panels. There is an external light and water supply.



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### Viewings

Strictly by prior appointment with Town & Country Wrexham 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

### 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

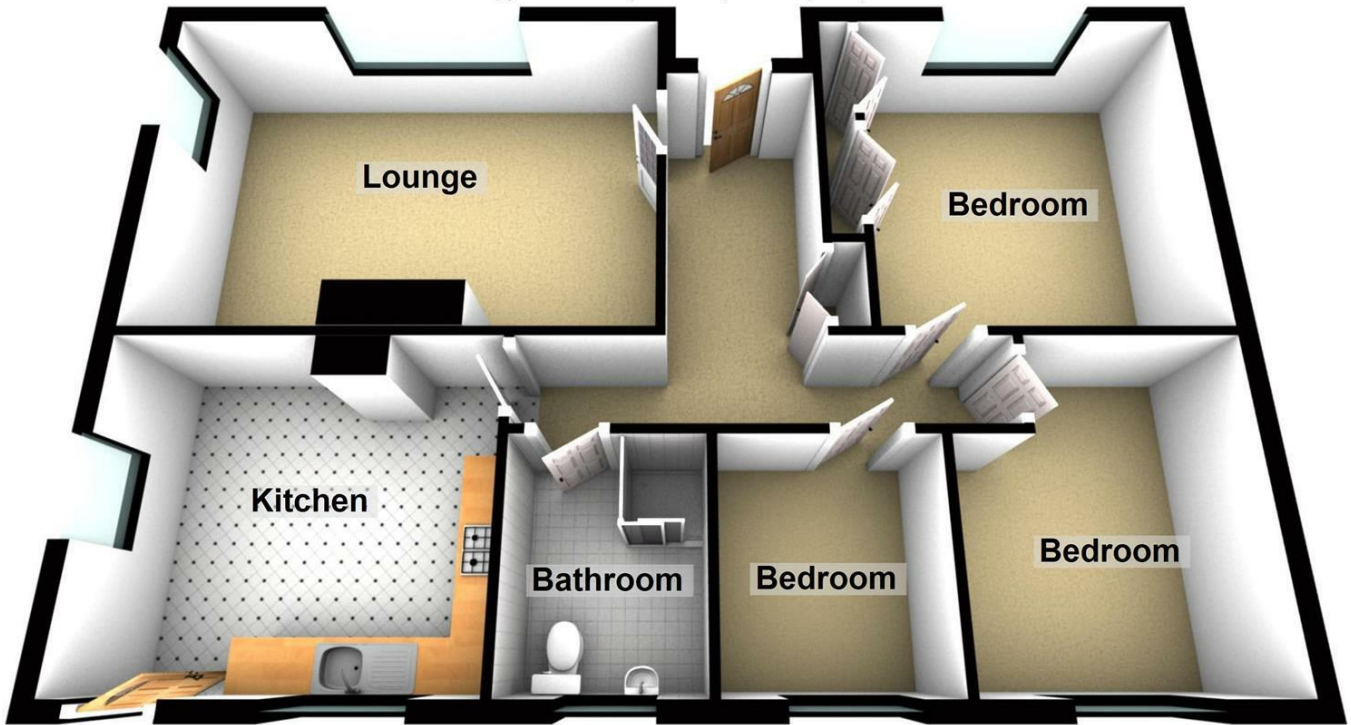
### Additional Information (Wrexham)

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.



## Ground Floor

Approx. 76.4 sq. metres (821.9 sq. feet)



Total area: approx. 76.4 sq. metres (821.9 sq. feet)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 