

Town & Country

Estate & Letting Agents

Summerhill Road, Wrexham

£495,000



This characterful cottage, which dates back to the 1890s, was extended in recent years to create a property that is beautiful on the outside and offers a contemporary style of living inside. Located on the outskirts of Wrexham, near Summerhill, it provides easy access to the city centre, local motorway networks, and various day-to-day amenities. The internal accommodation includes an entrance hallway with a cloakroom WC, a kitchen/living room, a conservatory with a dining area, a utility room, a snug with access to 3 double bedrooms (one with Ensuite facilities), and a first-floor landing with glass balustrades overlooking the entrance hall and living space, with doors opening to 2 additional bedrooms and a beautiful contemporary bathroom suite. Externally, there is off-road parking for several vehicles at the front, along with an attractive lawned and shrubbed garden. The rear garden features a large lawn, shrub garden, paved patio area, a pergola, and outbuildings including a bar with a sauna and a gym.

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DESCRIPTION



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DIRECTIONS



From our office in Wrexham, head northwest on Regent St towards King St, then turn left onto Bradley Rd/A5152, turn right onto Central Rd/A541, turn left onto Regent St/A541, continue on A541, at Plas Coch Roundabout take the 2nd exit onto Mold Rd/A541, then at the roundabout take the 2nd exit onto Summerhill Rd, and the destination will be on the right.

ENTRANCE HALL



The property is entered through a glazed panel front door, which opens to an entrance hall with a radiator. Lever latch doors open to the main living space, snug, and stairs, with a glass balustrade rising to the first-floor accommodation. There is a storage cupboard below the stairs.

CLOAKROOM WC



Installed with a hidden cistern, dual flush low-level WC with partially tiled walls, a wash hand basin with a mixer tap and a vanity unit below, set within the ceiling are recessed downlights, and an extractor fan.

LIVING SPACE

25'5" x 18'2"



A large L-shaped room with two open throughways leading to the conservatory. The kitchen space of the living room is fitted with bespoke wall base and drawer units with solid wood work surfaces and steel handles. Within an exposed brick flu with an oak beam, there is space for a range-style cooker, and a latch door opens to the utility room. The sitting space has a lounge window facing the front elevation, recessed downlights set within the ceiling, and an exposed stone fireplace with an oak beam housing a cast-iron log burner.

FIREPLACE



KITCHEN AREA



SNUG



CONSERVATORY

22'4 x 10'6



The conservatory is utilized as a part kitchen space and dining space with two radiators and providing a beautiful view of the gardens. It is fitted with more bespoke base units, cabinets, and drawers along with solid wood work surfaces, housing a Belfast sink with an adjustable mixer tap and tiled splashback. Recessed downlights are set within the roof of the conservatory.



UTILITY ROOM

8'6 x 5'5



Fitted with wall and base units with ample solid wood work surface space, and plumbing for a washing machine and dryer below, recessed downlights within the ceiling, a radiator, and a stable-style back door opening to the garden.



With two windows facing the front garden, a radiator, recessed downlights set within the ceiling, and louvered latch doors opening to three bedrooms, the principal one of which has Ensuite facilities. It features a cast-iron log burner set within a fireplace beneath a stone lintel.

PRINCIPAL BEDROOM

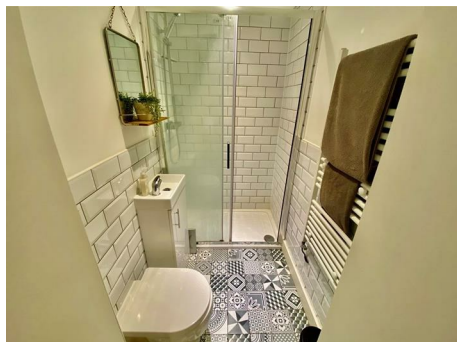
21'8 x 10'4



Having two radiators, recessed downlights, French doors opening to the rear garden, with one louvered door opening to a built-in wardrobe and the second opening to the Ensuite shower room.

ENSUITE SHOWER ROOM

7'1 x 3'6



Installed with a double shower enclosure with a thermostatic dual-head shower, a hidden cistern low-level WC, a wash hand basin with a mixer tap vanity unit, a heated towel rail, and recessed downlights and an extractor fan set within the ceiling.

BEDROOM TWO

10'5 x 10'6



With a window facing the front elevation with a radiator below, recessed downlights set within the ceiling and the latch door opening to a built-in wardrobe.

BEDROOM THREE

10' x 7'6

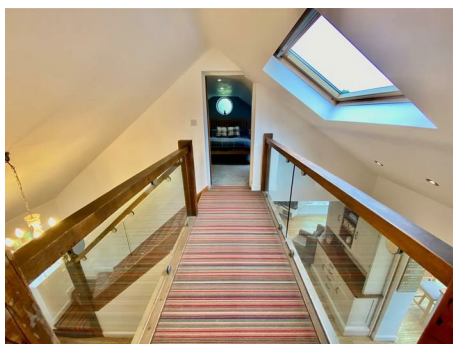


With a window facing the front garden and radiator below.

FIRST FLOOR LANDING



With a continuation of the oak banister and glass balustrades from the entrance hall rising to a first floor landing overlooking the entrance hall and living space with recessed downlights within the ceiling, skylights to the front and side elevations, radiator and lever latch doors opening to two further double bedrooms and the bathroom suite.



BATHROOM SUITE

11' x 6'5



Installed with a beautiful contemporary white suite comprising central Slipper style bath with central mixer tap and handheld shower extension, a dual flush low level WC, a pedestal wash hand basin, radiator, partially tiled walls, porcelain tiled floor, a circular window faces the rear elevation and within the ceiling are recessed downlights and an extractor fan.

BEDROOM FOUR

18'7 x 11 (max)



Having two dormer windows facing the front garden, one with a fitted window seat, with storage below, the other with fitted desk, two skylights to the side elevation with access below, a radiator and recessed downlights within the ceiling.

BEDROOM FIVE

12'4 x 11'6 (max)



Having a circular window to the side elevation and skylight to the rear, radiator and recessed downlights within the ceiling.

EXTERNALLY



An attractive lawned and shrubbed front garden with off-road parking for several vehicles, a paved pathway leading to the front door, and the long side of the property to timber offering access to the generous-sized rear garden. The rear garden features a paved patio area and pergola, attractive established landscaped gardens with a stone boundary wall and hedging, offering access to outbuildings. One of the outbuildings is used as a bar, and the other as a gym with a sauna.



BAR & SAUNA

18'5 x 7'2



Entered through bi-folding double glazed doors and installed with a bar with fitted pumps and a glazed door opening to the sauna.

BAR



SAUNA

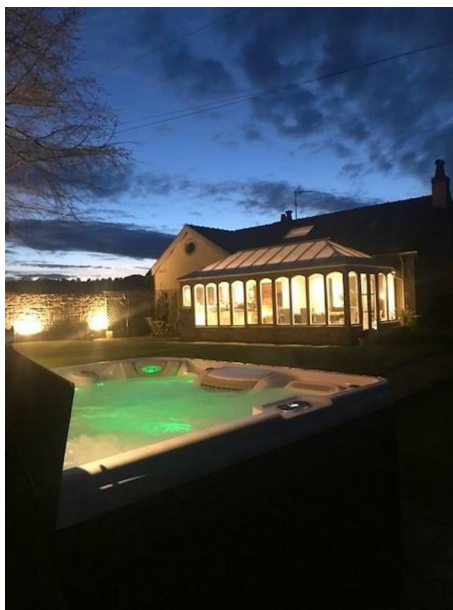
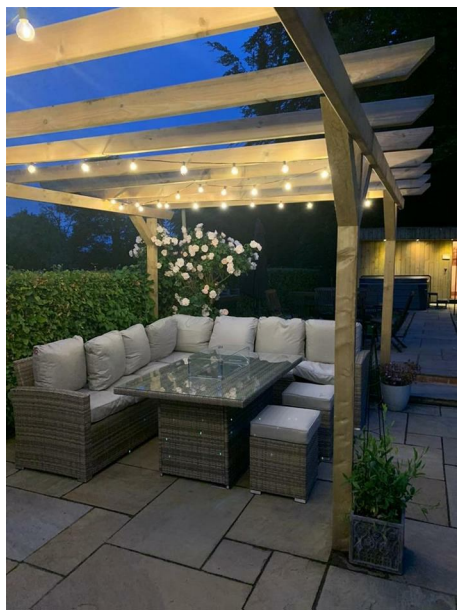


GYM

13'8 x 9'3

Entered through a double glazed door with UPVC double glazed window to the side elevation and recessed downlights.

IN THE EVENING...



your needs. For more information contact the Chester office on 01244 403900. 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. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council Tax - C

ARRANGE A VIEWING

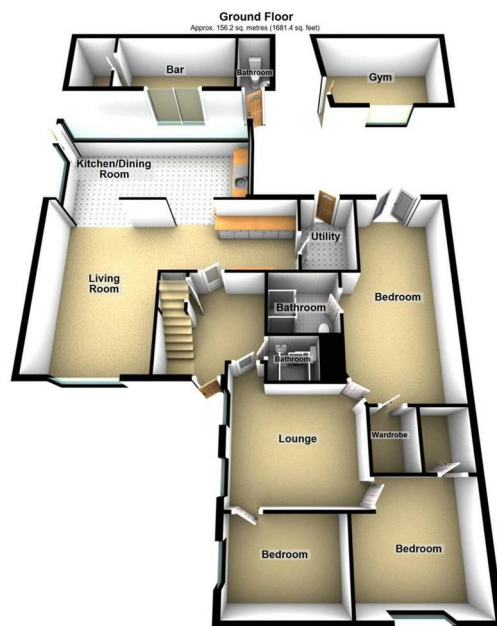
Please contact a member of the team and we will arrange accordingly.
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

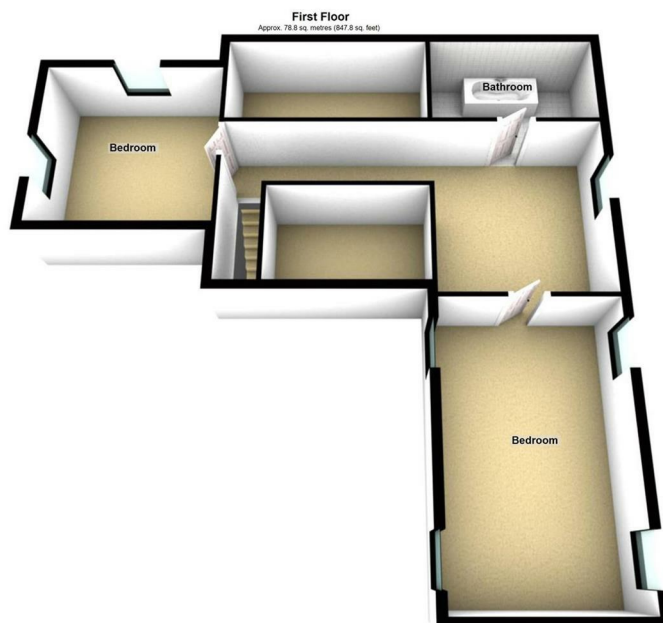
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit



Total area: approx. 235.0 sq. metres (2529.2 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			
England & Wales		48	81
		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.