

# Town & Country

Estate & Letting Agents

New Road, Summerhill

£324,950



Having recently undergone a program of full modernisation and refurbishment this stunning bungalow should be viewed to be fully appreciated. The property itself benefits from central heating, UPVC double glazing and comprises an inviting entrance hall with beautiful parquet flooring, a spacious double aspect living room, stunning brand-new fitted kitchen, a new contemporary shower room, a good sized principal bedroom, a second double bedroom and a single bedroom. The property itself sits on a substantial size plot with double iron gates to the front opening to block paved off-road parking which leads to a detached garage and a rear garden which is predominantly laid to lawn with a paved patio area enclosed by a series of timber fence panels. This property is available now and enjoys the benefit of no onward chain.

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## Entrance Hall

The property is entered through an opaque UPVC double glazed front door which opens to beautiful parquet flooring laid in a herringbone pattern, recessed downlights and the loft hatch are set within the ceiling, there is a radiator and a built-in storage cupboard housing the recently installed gas Worcester combination boiler and doors off open to the living room, kitchen, shower room and to all three bedrooms.



## Living Room

17'7 x 11'6

A double aspect room with windows to front and side elevations featuring two wall lights and central wall mounted electric remote control fire and having brand-new carpet.



## Kitchen

12'2 x 10'4

This beautiful brand-new kitchen comprising a range of grey wood grain effect wall, base and drawer units which are complimented by stainless steel handles. Ample marble effect work surfaces incorporating a breakfast bar and housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven with electric hob above and extractor hood. There is space and plumbing for a washing machine, and anthracite tower radiator with porcelain tile flooring, windows to the rear and side elevations and a UPVC double glazed door opening to the rear garden.



## Bedroom One

11'7 x 12'5

Having a window facing the front elevation with a radiator below.



## Bedroom Two

10'8 x 9'

With a window facing the rear elevation with a radiator below.



## Bedroom Three

7'5 x 6'6

Also with a window facing the rear elevation with the radiator below.



## Shower Room

7'8 x 5'8

The shower room is installed with a new three-piece white suite comprising an oversized corner shower enclosure with thermostatic shower, a vanity unit incorporating a dual flush low level WC and wash hand basin with mixer tap. The flooring is porcelain tile and the walls are fully panelled with a chrome heated towel rail and opaque UPVC double glazed window to the rear elevation.

## Garage

A detached prefabricated garage with an up and over door and a new garage roof fitted.



## Externally

The property is approached through double iron gates which open to block paved driveway parking with raised slate borders, a pathway with outside lighting runs along a lawn garden enclosed by a boundary hedge. The rear garden is a generous size being predominantly laid to lawn with a paved patio area enclosed by fence panels with an outside water supply and light.



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.

## Services

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

## 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 a member of our team who will assist you further.

## Mortgage Advice

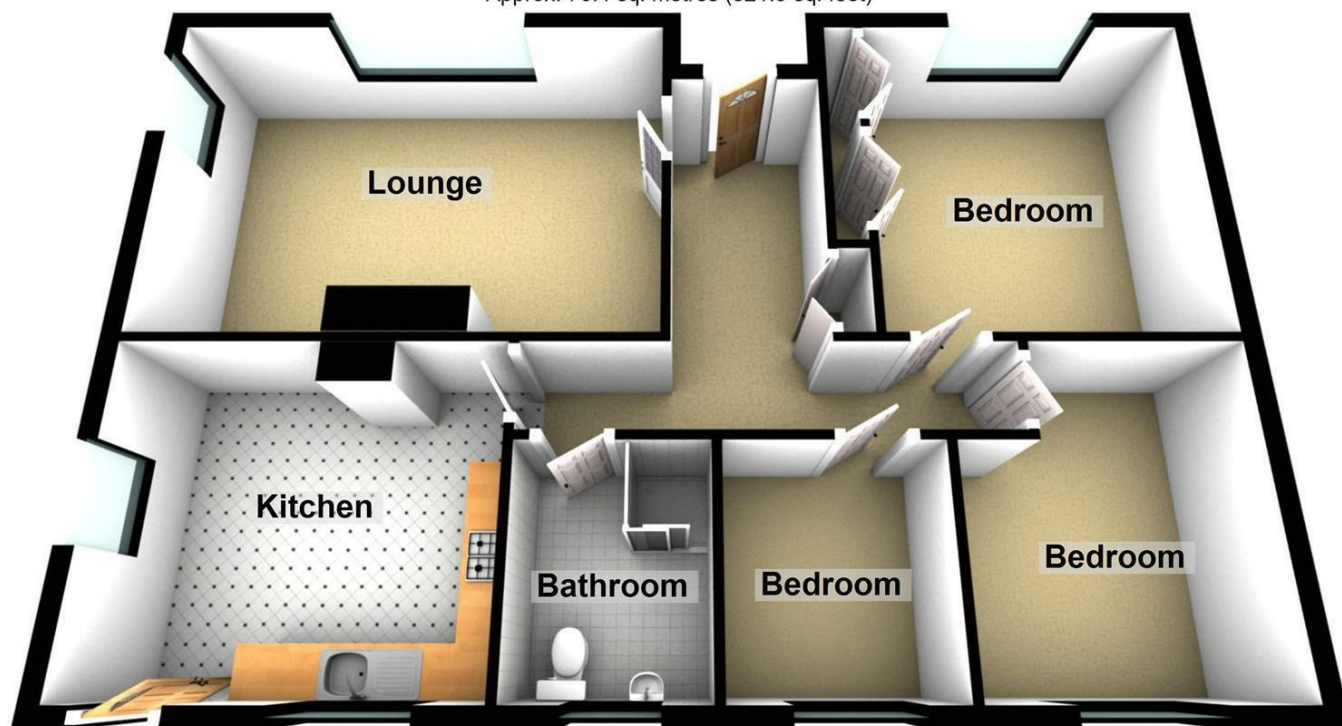
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.**

## Additional Information

### Ground Floor

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



Total area: approx. 76.4 sq. metres (821.9 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		
EU Directive 2002/91/EC		

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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.