

Town & Country

Estate & Letting Agents

Top Road, Wrexham

£300,000



Recently modernised and sympathetically restored, this stunning stone cottage offers far-reaching garden views and blends character with contemporary comfort. It features gas central heating, UPVC double glazing, a spacious living room with a cast iron log burner, a stylish shaker-style kitchen/diner, and a Victorian-style bathroom. Upstairs, a versatile landing leads to three double bedrooms, including a principal suite with en-suite and Juliet balcony.

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DESCRIPTION

Having recently undergone a full programme of modernisation and refurbishment, this stunning stone cottage has been sympathetically restored and must be viewed to be fully appreciated. Boasting beautiful, far-reaching views over its garden, the property benefits from gas central heating and UPVC double glazing. Accommodation includes a spacious living room with a cast iron log burner set into an exposed stone flue and wall, a fantastic kitchen/dining room with shaker-style units and breathtaking views, and a spacious Victorian-style bathroom suite. Upstairs, the first-floor landing—ideal as an office space—leads to three double bedrooms, including a principal bedroom with en-suite facilities and a Juliet balcony overlooking the scenery.



LOCATION

Situated in the sought-after village of Summerhill, this charming property enjoys a peaceful, semi-rural setting while remaining conveniently close to local amenities and transport links. Summerhill offers a strong sense of community, scenic walking routes around Moss Valley & Alyn Waters, and easy access to nearby towns/cities such as Wrexham and Mold. The area is well-served by reputable schools, local shops, two local pubs and leisure facilities, making it ideal for families, professionals, and those seeking a balance of countryside living with urban convenience. Excellent road connections and public transport links provide swift access to Chester, the North Wales coast, and beyond.



LIVING ROOM

24'1 x 12'1

The property is entered through a composite, double-glazed stable-style door, which opens onto woodgrain-effect flooring and a lovely living room. The space features two radiators, an open oak staircase rising to the first-floor accommodation, a UPVC sash window to the front elevation, and a display window with an integrated seat overlooking

the kitchen/dining room. An exposed stone wall with a matching stone flue houses a cast iron log burner on a slate tile hearth. An open throughway leads to the kitchen/diner, and a lever latch door opens to the utility room with a bathroom off.

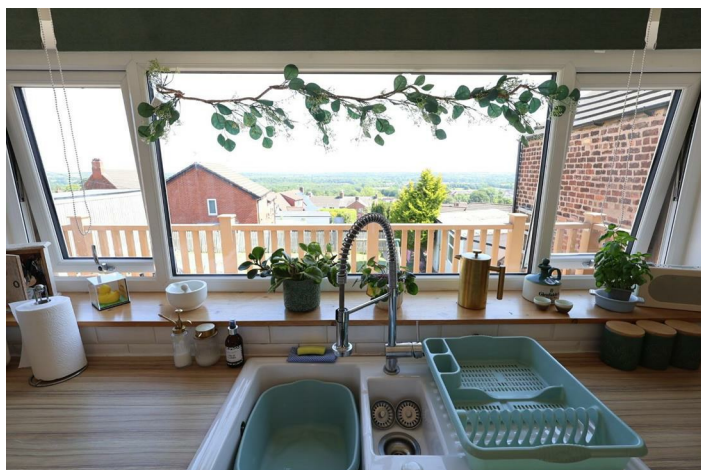


KITCHEN/DINING ROOM

20'10 x 12'5

With ceramic tile flooring and underfloor heating throughout, the kitchen/dining room

benefits from a window offering stunning views over rooftops and the countryside beyond. An opaque UPVC double-glazed door opens to the side elevation, with two further side-facing windows and bi-fold doors leading out to a composite decked patio area. The kitchen comprises a range of attractive shaker-style wall, base, and drawer units, along with a pantry cupboard and an island unit featuring an integrated breakfast bar. These are complemented by stainless steel handles and woodgrain-effect work surfaces housing a ceramic one-and-a-half bowl sink with an adjustable mixer tap, perfectly positioned to enjoy the views. There is space for a range cooker with a stainless steel extractor hood, tiled splashbacks, and an integrated dishwasher. Recessed downlights are set into the ceiling.



UTILITY ROOM

12'4 x 3'7

With woodgrain-effect flooring, recessed ceiling downlights, a wall-mounted Worcester gas combination boiler, and space/plumbing for a stacked washer and dryer. A door leads to the bathroom.



BATHROOM

12'6 x 7'9

The bathroom features a Victorian-style four-piece suite comprising a clawfoot roll-top bath with mixer tap and handheld shower attachment, a corner shower enclosure with thermostatic shower, a low-level WC, and a vanity unit housing a wash basin with mixer tap. In the corner is a fitted linen cupboard. The walls are partially panelled and partially tiled, with a column-style radiator, an extractor fan, an opaque window, and an integrated chrome heated towel rail. The flooring is woodgrain-effect, and recessed downlights are set into the ceiling.



FIRST FLOOR LANDING

12'0 x 13'4

A spacious landing that can be utilised as an office space, featuring exposed floorboards, a continuation of the banister and balustrade, and an exposed stone wall from the living room. A window faces the rear elevation, and a circular window faces the front. Doors lead to all three bedrooms, including the principal bedroom which benefits from an en-suite shower room.



PRINCIPAL BEDROOM

21'3 x 12'7

Continuing with the exposed floorboards from the landing, this beautiful bedroom boasts an arched window to the side elevation, a skylight, and a UPVC double-glazed patio door that opens onto a Juliet balcony, perfectly framing the stunning elevated views. A door leads to the en-suite shower room.



ENSUITE SHOWER ROOM

8'10 x 6'4

Fitted with an oversized tiled shower enclosure with thermostatic dual-head shower, a vanity unit with a countertop-mounted wash basin and waterfall-style mixer tap with tiled splashback, and a dual-flush low-level WC. Also included are an extractor fan, chrome heated towel rail, and recessed downlights in the ceiling.



JULIET BALCONY



BEDROOM TWO

13'0 x 12'3

Featuring a lovely vaulted ceiling with recessed downlights and a skylight, exposed floorboards, a radiator, and a rear-facing window.



BEDROOM THREE

10'3 x 11'8

Also with exposed floorboards, a sash window to the front elevation, a radiator, and a vaulted ceiling.



EXTERNALLY

The property is approached through double timber gates opening onto a gravel driveway, providing ample off-road parking and turning space. There is a paved patio area and a raised composite decked patio with matching balustrades—perfectly positioned to take in the spectacular views—with useful storage beneath. Four steps lead up to a lawned garden with a stone-raised flower bed, a rockery, electric car charging point, a timber shed and an outhouse.





DRONE PHOTOGRAPHY



FRONT ASPECT AT TWILIGHT

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2193.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

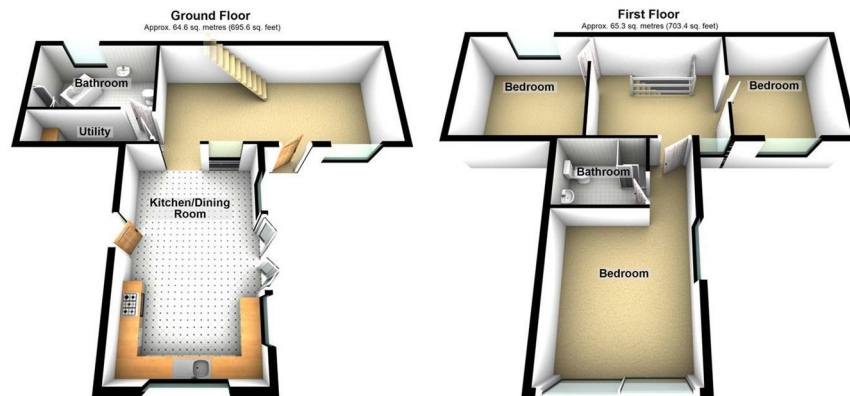
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Total area: approx. 130.0 sq. metres (1398.9 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC