

Town & Country

Estate & Letting Agents

Cedar Drive, Summerhill, Wrexham

£175,000



Located in a popular area with easy access to Wrexham city centre, motorway links, and local amenities, this three-bedroom semi-detached home features gas central heating and uPVC double glazing. The layout includes an entrance hall, living room, kitchen/dining room, three bedrooms, and a wet room. Outside, there's a lawned front garden, a driveway leading to a detached garage, and a south-facing rear garden with a raised patio, lawn, and timber pergolas. Offered with no onward chain.

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DESCRIPTION

Situated in a popular area with easy access to Wrexham city centre, local motorway networks, and a wide range of day-to-day amenities and facilities, this three-bedroom semi-detached property benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, and a first-floor landing providing access to three bedrooms and the wet room. Externally, the property offers a lawned front garden with shrub borders, and a tarmac driveway running alongside the house to a detached garage. The south-facing rear garden features a raised paved patio area, lawn, and timber pergolas, all enclosed by fencing and hedging. This property is available with no onward chain.



LOCATION

Summerhill is a highly sought-after residential village located just a few miles from Wrexham city centre. Combining a peaceful, semi-rural atmosphere with excellent connectivity, the area is ideal for families, professionals, and retirees alike. The village benefits from a strong sense of community and offers access to beautiful countryside walks, nearby parks, and open green spaces, perfect for outdoor enthusiasts. Local amenities, including shops, supermarkets, schools, and healthcare facilities, are all within easy reach. Excellent transport links make commuting simple, with nearby access to the A483 providing direct routes to Chester, Oswestry, and the North West motorway network. Public transport options are also available, with regular bus services connecting Summerhill to Wrexham and surrounding areas. With its blend of tranquillity, convenience, and accessibility, Summerhill is a fantastic location for those seeking a balance between town and country living.

ENTRANCE HALL

The property is entered via a uPVC double-glazed front door that opens into an entrance hall with a radiator and stairs rising to the first-floor accommodation. A partially glazed internal door leads to the living room.



LIVING ROOM

13'2 x 13'0

Featuring wood grain-effect laminate flooring, a window to the front elevation, a radiator, and a living flame gas fire with a marble hearth and Adam-style surround. Partially glazed double sliding doors open into the kitchen/dining room.



KITCHEN/DINING ROOM

16'3 x 9'3

Fitted with a range of light oak-style wall, base, and drawer units with ornamental handles and a display cabinet. Ample work surface space incorporates a ceramic one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include an oven and hob, with space and plumbing for a washing machine. There is also a radiator, an under-stairs storage cupboard, a window overlooking the rear garden, and a uPVC double-glazed patio door opening onto the paved patio area.



FIRST FLOOR LANDING

With an opaque window to the side elevation, access to the loft, and doors leading to three bedrooms and the wet room.



WET ROOM

5'9 x 5'9

Comprising a wall-mounted electric shower with a wall-mounted seat, a dual flush low-level WC, and a pedestal wash hand basin with mixer tap. The walls are tiled, and there is a radiator, an opaque window to the rear elevation, and a panelled ceiling with an inset extractor fan.



BEDROOM ONE

12'4 x 9'7

With a window to the front elevation and a radiator.



BEDROOM TWO

9'7 x 9'3

Featuring a window to the rear elevation, a radiator, and an airing cupboard.



BEDROOM THREE

9'3 x 6'1 (max)

With a window to the front elevation, a built-in over-stairs storage cupboard, and a radiator.



EXTERNALLY

To the front of the property is a lawned garden with shrub borders, and a tarmac driveway that continues alongside the house, providing access to the detached garage and the rear garden. The predominantly south-facing rear garden features a raised paved patio area and a lawned garden with two timber pathway pergolas. The garden is enclosed by a combination of hedging and timber fence panels and benefits from external lighting and a water supply.



GARAGE

A detached pre-fabricated garage with an up-and-over door, power, and lighting.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £1949.00

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

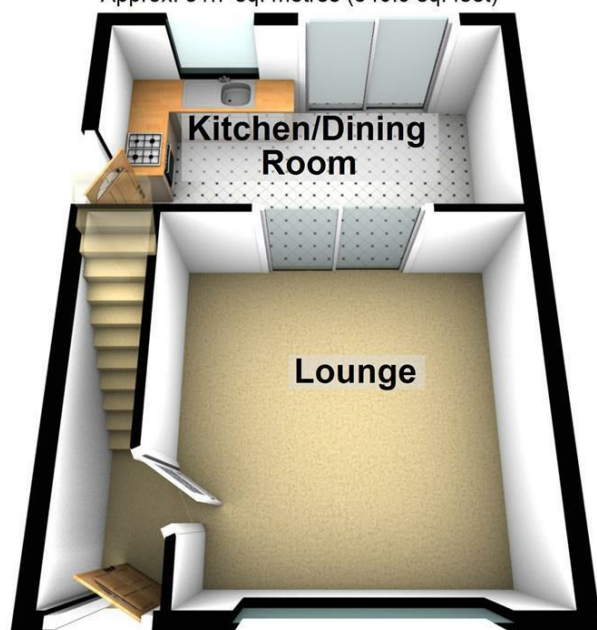
range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information 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.

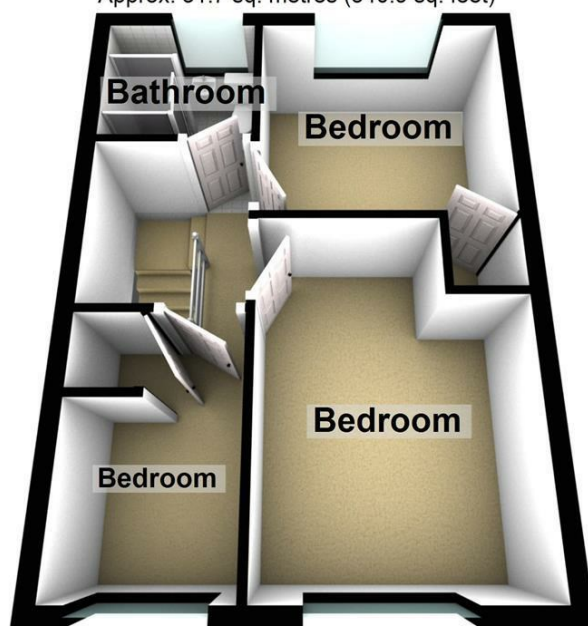
Ground Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 63.3 sq. metres (681.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		EU Directive 2002/91/EC