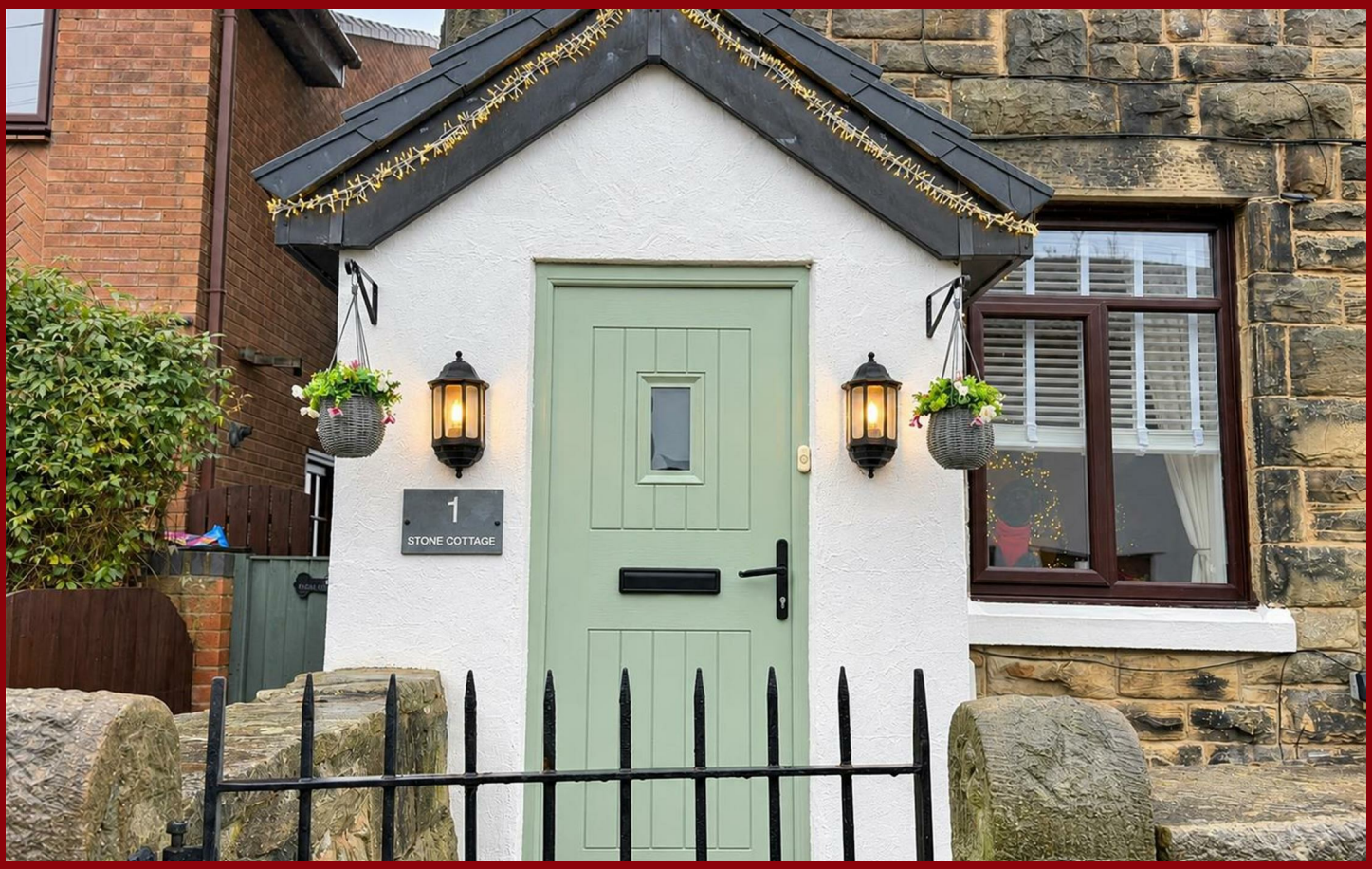
Town & Country
Estate & Letting Agents

Top Road, Wrexham

£190,000









A charming and beautifully presented two-bedroom cottage situated in the popular village of Summerhill. Offering accommodation arranged over three floors, the property features an attractive fitted kitchen with integrated appliances, a conservatory overlooking the rear garden, a spacious family bathroom with separate bath and walk-in shower, and two well-presented bedrooms. Combining character with modern comforts, this delightful home offers an excellent opportunity for a variety of purchasers.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

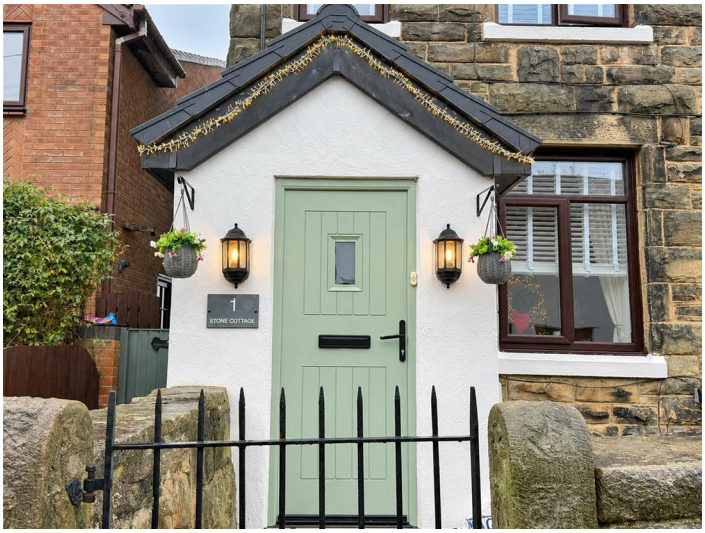
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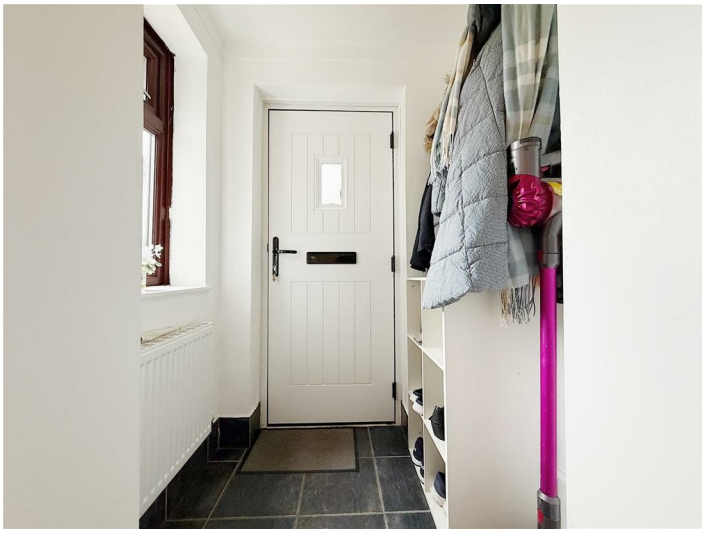
DESCRIPTION

A charming and well-presented two-bedroom cottage offering attractive accommodation arranged over three floors. The property combines character features with modern finishes, including a beautifully presented kitchen, a conservatory overlooking the rear garden, a spacious family bathroom and two bedrooms. With its tasteful décor, neutral colour scheme and inviting living spaces, this delightful cottage is well suited to a range of prospective purchasers.



LOCATION

Situated on Top Road in the popular village of Summerhill, approximately three miles from Wrexham city centre, the property enjoys a convenient location with access to a range of local amenities. Summerhill and neighbouring Gwersyllt offer everyday shopping facilities, supermarkets, schools and other services, while Wrexham city centre provides a wider selection of shops, restaurants and leisure facilities. The area also benefits from excellent transport links, with the nearby A483 providing convenient access to Chester, Oswestry and the surrounding areas, making it an ideal location for those seeking village living within easy reach of larger towns and cities.



ENTRANCE PORCH

4'9' x 4'4'

Tiled Floor, UPVC double glazed window to side elevation, Radiator.



LIVING ROOM

12'10' x 12'10'

Wood effect floor, UPVC double glazed window to front elevation, Built in cupboards, Radiator, Ceiling and Wall Light fittings.



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ADDITIONAL PHOTO

ADDITONAL PHOTO

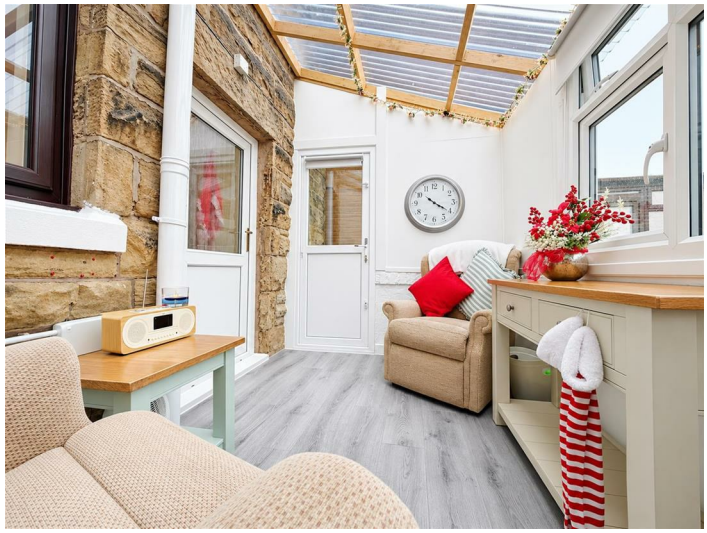


CONSERVATORY

The conservatory features light grey laminate flooring and a large UPVC double-glazed window overlooking the rear garden, allowing plenty of natural light to enter. A UPVC double-glazed door provides direct access to the garden, creating a pleasant connection between the indoor and outdoor spaces.



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KITCHEN/DINER

12'9' x 12'10'

A beautifully presented kitchen fitted with an attractive range of units complemented by wood-effect worktops and neutral cream tiled splashbacks. The kitchen incorporates an integrated oven, gas hob and dishwasher, together with space for a washing machine and fridge freezer.

A large radiator provides additional comfort, while a UPVC double-glazed window overlooking the conservatory allows natural light to filter through. The kitchen also provides access to the conservatory, with a staircase rising to the first-floor accommodation.

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MAIN BEDROOM

12'8' x 12'9'

The main bedroom is a well-presented room featuring attractive light grey carpeting and two large UPVC double-glazed windows overlooking the front elevation, providing an abundance of natural light and creating a bright, welcoming atmosphere.



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BATHROOM

A spacious and well-appointed family bathroom comprising a bath, a separate walk-in shower enclosure, a wash basin with vanity unit and WC.

Additional features include a large heated towel radiator positioned to the left-hand side, a useful storage cupboard and overhead spotlights. A large UPVC double-glazed window provides plenty of natural light.

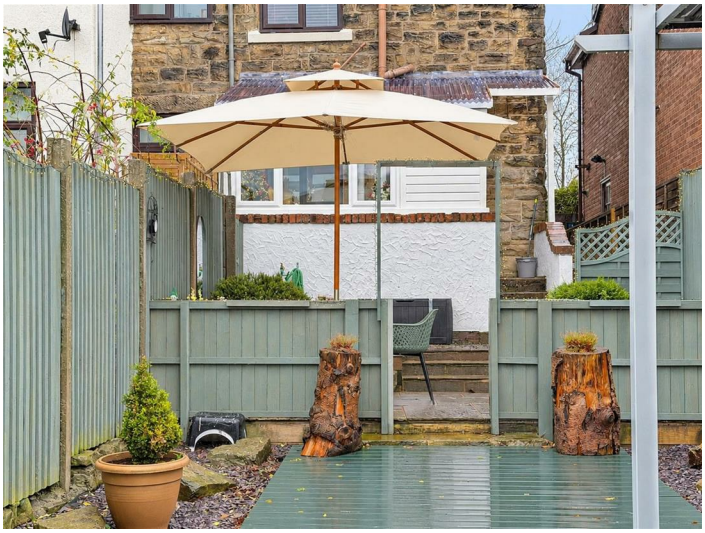
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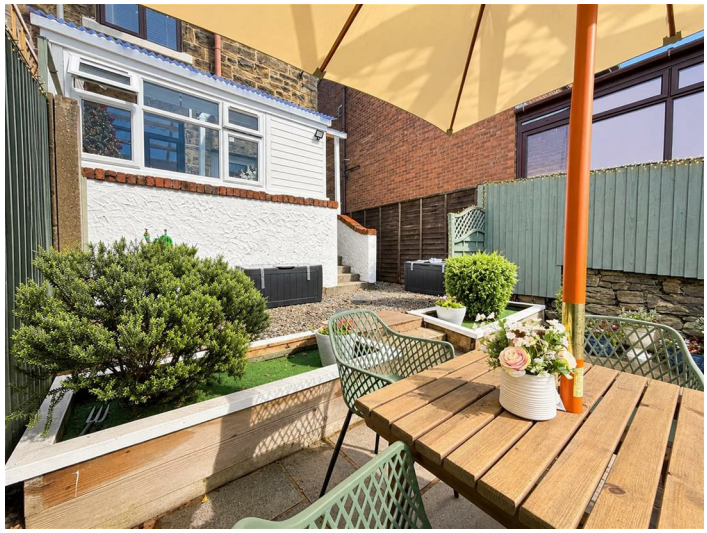
ATTIC ROOM

8'5' x 10'5' max

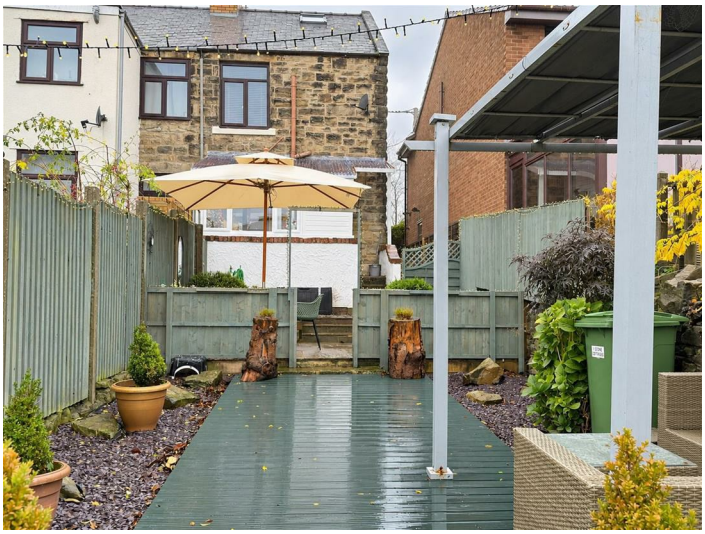
Bedroom two benefits from a skylight window, allowing natural light into the room, together with built-in storage cabinetry providing useful storage space.



REAR GARDEN



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EXTERNALLY



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ADDITONAL PHOTO



ADDITIONAL PHOTO

Services (Wrexham)

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

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.

Viewings (Wrexham)

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

Property Particulars Disclaimer

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

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The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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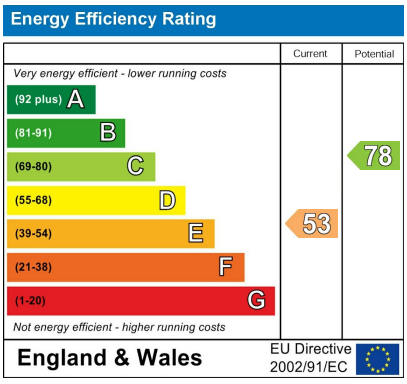
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