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Wrexham || LL11 4QH

£350,000

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Situated within a quiet cul-de-sac in the popular residential area of Summerhill, this well-presented three storey, four bedroom detached family home offers spacious and versatile accommodation. In brief, the property comprises an entrance hallway, modern kitchen/dining room with integrated appliances, spacious living room, additional sitting room/study and downstairs WC to the ground floor. To the first floor, the landing provides access to a useful utility room, three double bedrooms and a family bathroom, along with stairs leading to the second floor. The top floor features a dressing landing area, principal bedroom and en-suite shower room. Externally, the property benefits from a detached garage which has been converted into a versatile space. To the front, there is a pleasant tiered garden with established trees and shrubberies, while a tarmac driveway runs alongside the property providing off-road parking. A timber gate leads through to the rear garden and garage area. The rear garden has been designed for low maintenance, featuring a paved patio seating area, artificial lawn and fenced boundaries. From the property there are far-reaching views across Wrexham on a clear day. Fox Close is a sought-after cul-de-sac within the village of Summerhill, offering a range of amenities within walking distance including local shops, schools and leisure facilities. The surrounding area enjoys a semi-rural feel with nearby countryside walks, while Wrexham city centre is just a short drive away providing a wider selection of shopping, restaurants and transport links. The nearby A483 offers convenient access to Chester, Oswestry and the wider North West.

- FOUR BEDROOM, THREE STOREY DETACHED FAMILY HOME
- DETACHED CONVERTED GARAGE
- NEWLY FITTED MODERN KITCHEN/DINING ROOM
- LIVING ROOM AND ADDITIONAL STUDY/SITTING ROOM
- DOWNSTAIRS WC
- DOUBLE BEDROOMS
- PRINCIPAL WITH DRESSING AREA AND EN-SUITE
- SPACIOUS BATHROOM
- DRIVEWAY AND GARDENS
- CUL-DE-SAC LOCATION IN SUMMERHILL



Entrance Hallway

Wooden door leads into entrance hallway with carpet flooring, panelled radiator, ceiling light point, stairs to first floor, doors to downstairs WC, living room, sitting room and kitchen/dining area.

Open Plan Kitchen/Dining Room

Newly fitted kitchen housing a range of modern wall, drawer and base units with quartz work surface over incorporating an inset composite sink unit with drainer and boiling water tap. Integrated appliances to include dishwasher, eye-level oven, microwave, induction hob and extractor over. Space for American Style Fridge Freezer. Door leading to under-stairs storage area. Opening into dining area where there is an integrated breakfast seating area. The room is finished with LVT flooring, two vertical panelled radiators, recessed LED lighting, ceiling light, uPVC double glazed window and uPVC double glazed French doors to the rear. Composite door to the side.

Living Room

UPVC double glazed bay window to the front elevation. Wall mounted electric fireplace, carpet flooring, panelled radiator and ceiling light point.

Study/Sitting Room

UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator and ceiling light point.

Downstairs WC

UPVC double glazed frosted window to the side elevation. Two piece suite comprising low-level WC and wash hand basin set in an alcove. Vinyl flooring, ceiling light point and panelled radiator.

First Floor Landing

UPVC double glazed window to the side elevation.

Two storage cupboard; one with shelving and the other housing the hot water tank. Stairs to second floor, carpet flooring, two ceiling light points, panelled radiator, Dorrs to three bedrooms, family bathroom and utility room.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator and ceiling light point.

Utility Room

Housing a range of base units with work surface over. Space and plumbing for washing machine. Stainless steel sink unit, wall-mounted combination boiler, vinyl flooring, ceiling light point, panelled radiator, extractor and uPVC double glazed window to the side elevation.

Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator and ceiling light point.

Bedroom Four

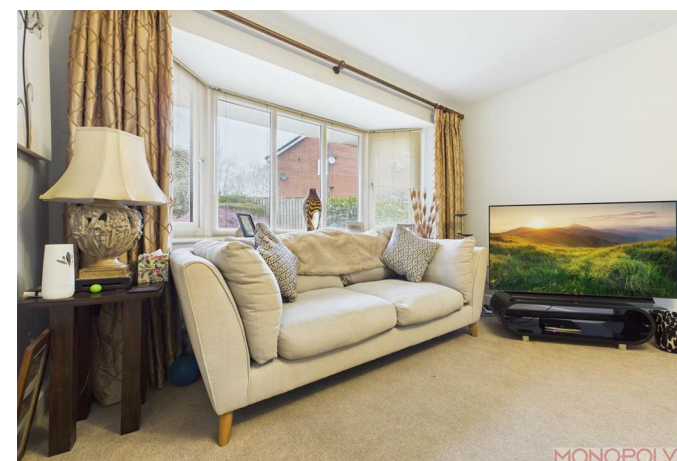
UPVC double glazed window to the rear elevation. Carpet flooring, panelled radiator and ceiling light point.

Family Bathroom

Four piece bathroom suite comprising low-level WC, wash hand basin, panelled bath and walk in double shower cubical with mains shower. Vinyl flooring, chrome heated towel rail, panelled radiator, extractor, part tiled walls, ceiling light point and uPVC double glazed window to the rear elevation with views.

Second Floor Landing/Dressing Area

UPVC double glazed window to the side elevation.





Housing a range of fitted wardrobes, carpet flooring, ceiling light point, panelled radiator and door into principal bedroom.

Principal Bedroom

Triple aspect uPVC double glazed windows to the front, side and rear elevation with views. Two Velux sky lights. Two panelled radiators, carpet flooring, ceiling light point and door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand pedestal basin and double walk in mains shower cubical. Chrome heated towel rail, panelled radiator, vinyl flooring, extractor, ceiling light point and Velux sky light to rear elevation.

Garage/Gym

Converted into a useful space with uPVC double glazed sliding doors leading into garage along with additional side access and uPVC double glazed window. Wooden laminate flooring, panelled radiators and recessed LED lighting.

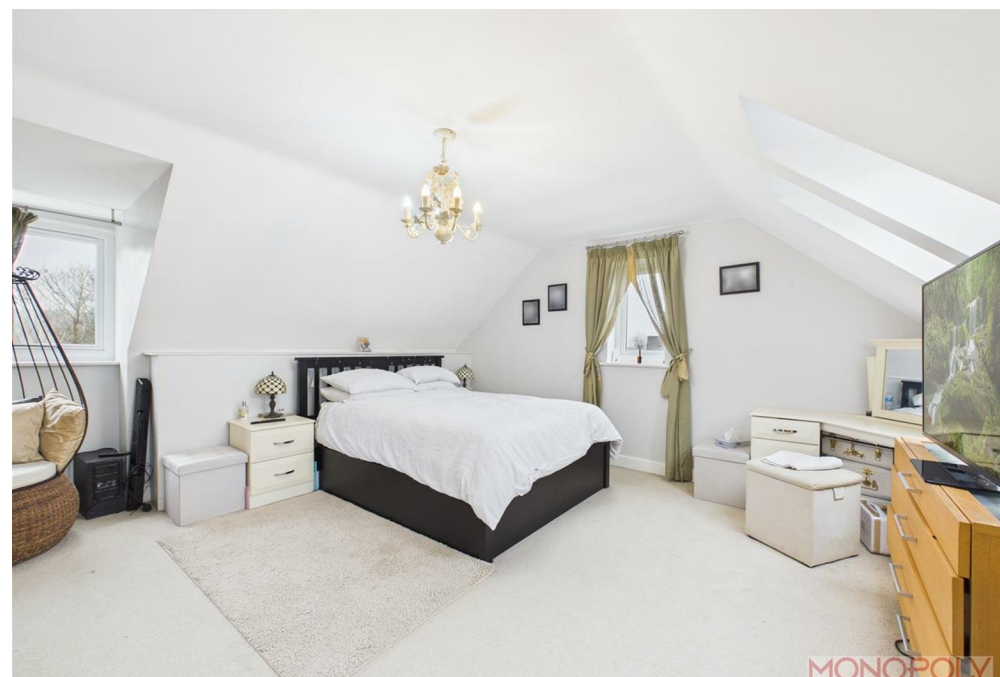
Additional Information

The boiler is just two years old. The garage area was previously used as the office when the properties were being built. There have been some new windows and side door.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







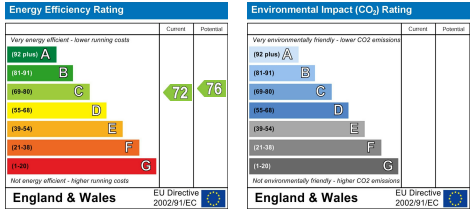


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