



Caer Haf, Wrexham LL11 4UL Offers In Excess Of £325,000

Set within a quiet cul-de-sac in the sought-after village of Summerhill, Caer Haf is a beautifully presented four-bedroom detached dormer bungalow offering spacious and flexible accommodation with stunning elevated views. The property has been tastefully updated by the current owners and is immaculately maintained throughout. Internally, the accommodation briefly comprises a welcoming entrance hall, a lounge, a recently modernised kitchen/dining area with adjoining utility room, a contemporary ground floor bathroom, and two generous double bedrooms. The first floor features two further double bedrooms and a stylish shower room. Recent upgrades include a newly installed boiler, a 'Hive' smart heating system, and contemporary finishes to both the kitchen and bathrooms. Externally, the property boasts a driveway providing off-road parking for two to three vehicles, a detached garage, and an exceptionally well-maintained landscaped garden. The outdoor space includes a paved seating area with pergola, an orchard with a variety of fruit trees, and a detached timber workshop and garden shed. The home also benefits from a hard-wired security system for added peace of mind. Summerhill is a popular semi-rural village located just a short drive from Wrexham City Centre, offering the perfect balance between

- IMMACULATE FOUR BEDROOM DETACHED DORMER BUNGALOW
- SPACIOUS LOUNGE
- GROUND FLOOR BATHROOM AND UPSTAIRS SHOWER ROOM
- DETACHED GARAGE AND TIMBER WORKSHOP
- DRIVEWAY FOR TWO/THREE VEHICLES
- MODERN KITCHEN/DINING WITH SEPARATE UTILITY
- DOUBLE BEDROOMS THROUGHOUT
- NEW BOILER WITH HIVE SMART HEATING SYSTEM
- ESTABLISHED GARDEN AREAS WITH ORCHARD
- VILLAGE LOCATION WITH FAR-REACHING VIEWS



Entrance Hallway

Composite door with frosted side panel leads into entrance hallway with two ceiling light points, door to under-stairs storage cupboard, panelled radiator and engineered oak wood flooring.

Kitchen/Dining

A spacious and well-equipped kitchen/dining area fitted with a comprehensive range of wall, base, and drawer units, complemented by coordinating work surfaces and tiled splashbacks. A central kitchen island provides additional storage, seating, and a pop-up power point. There is a 1.5 bowl composite sink with mixer tap, integrated induction hob with extractor over, and an eye-level double electric oven and grill. Space is provided for a freestanding fridge freezer. The room features tiled flooring with underfloor heating, ceiling light point, recessed LED lights above the sink, and kickboard spotlights. A panelled radiator, uPVC double glazed window to the side with vertical blinds, and French doors leading to the rear garden complete the space, with a door giving access to the utility room.

Utility Room

UPVC double glazed frosted window to the rear elevation. Space and plumbing for washing machine and tumble dryer with work surface over. Wall mounted gas boiler, ceiling light point, panelled radiator and tiled flooring.

Lounge

Two uPVC double glazed windows to the front and side elevation. Electric fire with marble surround, ceiling light point, two panelled radiators and carpet flooring. Space for dining table to make into a lounge/diner.

Bedroom Three

UPVC double glazed window to the rear elevation with vertical blinds. Fitted with a range of wardrobes with clothing rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the front elevation with vertical blinds. Currently used as an office space; fitted with a corner desk, shelving and wardrobes with clothing rails. Carpet flooring, ceiling light point and panelled radiator.

Ground Floor Bathroom

A sleek and modern bathroom fitted with a stylish three-piece suite comprising a panelled bath with mains shower over, low-level WC, and a wash hand basin set atop high-gloss drawer storage. A full-height gloss cabinet offers additional floor-to-ceiling storage with internal shelving. The space is finished with two chrome heated towel rails, a contemporary illuminated vanity mirror with integrated shaver point, and dimmable recessed LED ceiling lights. Features also include tiled flooring, part-tiled walls with splashback, an extractor fan, and a frosted double-glazed window to the side elevation.

Landing Area

Velux sky light to the rear elevation. Airing cupboard housing 'Gledless Stainless Light' water cylinder with shelving above. Access to loft space. carpet flooring, ceiling light point, doors into bedrooms and bathroom.

Bedroom One

A generously proportioned double bedroom with uPVC double glazed window to the front elevation, offering far-reaching views. Fitted with a full wall of built-in wardrobes featuring high-gloss sliding doors, internal clothing rails and shelving. Finished with carpet flooring, a central ceiling light point, and a panelled radiator.

Bedroom Two

UPVC double glazed window to the side elevation with vertical blinds. Eave storage, carpet flooring, panelled radiator and ceiling light point.



Shower Room

A modern en-suite featuring a low-level WC and contemporary wash hand basin set within a sleek vanity storage unit. The double walk-in mains shower is enclosed by a clear glass screen and finished with stylish wall tiling. Additional features include a chrome heated towel rail, panelled radiator, non-slip flooring, extractor fan, recessed ceiling light, and a mirrored vanity unit with integrated lighting and shaver point. A Velux skylight provides natural light and ventilation.

Garage

Detached single garage with pitched roof, up and over door, power and lighting.

Outside

To the front of the property is a tarmac driveway providing off-road parking for two to three vehicles, leading to a detached garage with up-and-over door. A timber gate opens to the side garden, where a charming paved pathway is bordered by raised sleeper beds hosting a variety of young fruit trees including apple, pear, kiwi, plum, and assorted berries. The beautifully maintained rear garden features a central lawn, an array of established planting including an acer, bay and olive trees, and raised beds for seasonal growing. A generous paved patio is covered by a timber pergola, offering a perfect space for outdoor dining or relaxation. Additional highlights include a timber garden room/workshop, tool shed, decorative stone borders, security lighting, an outdoor tap, and hard-wired security system. A stone boundary wall with gated rear access completes the garden.

Additional Information

The present owner has maintained and improved the property since being built including new windows, doors, a new boiler and water cylinder last year, new kitchen/dining area and bathrooms. There is a 'Hive' installed at the property, along with hard wired security cameras.

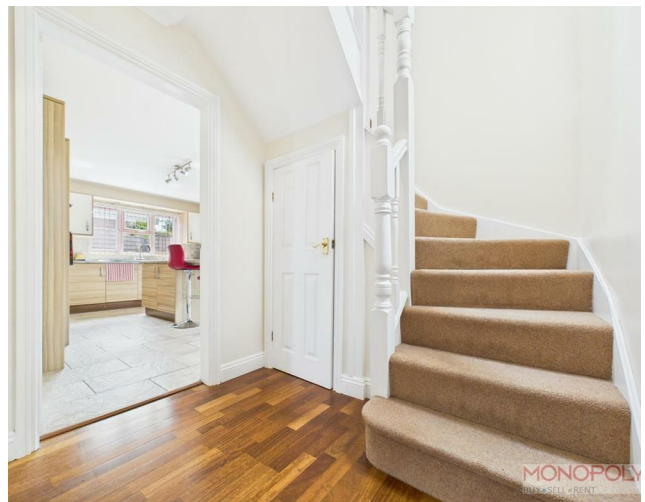
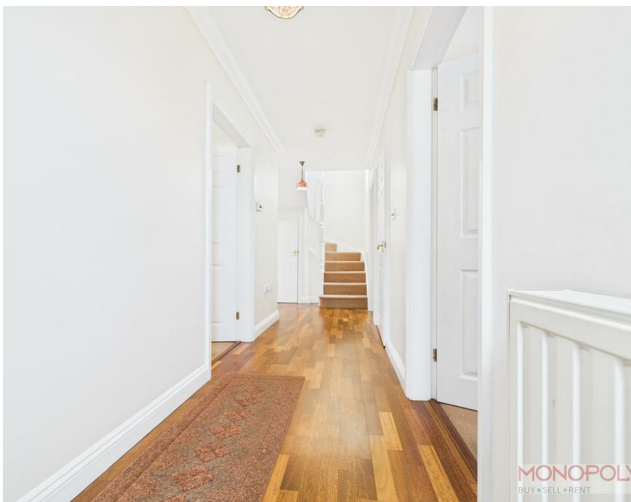
Important Information

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.

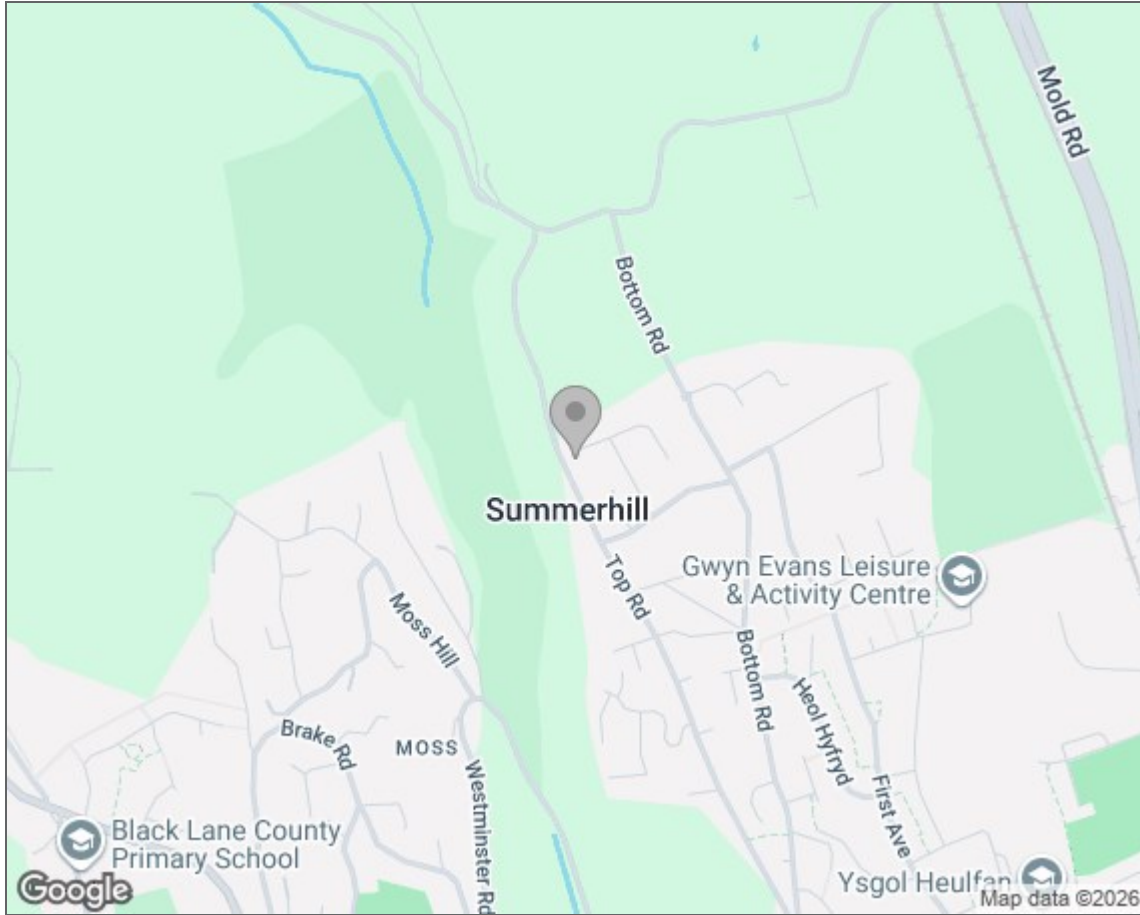
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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