



MONOPOLY
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Arenig Close, Summerhill LL11 4YT Offers In The Region Of £330,000

Situated in the popular residential location of Summerhill, this spacious four-bedroom detached family home is offered to the market with NO ONWARD CHAIN. In brief, the accommodation comprises an entrance hall, downstairs WC, open-plan lounge/dining/kitchen area with adjoining conservatory, a separate utility room, and a versatile additional reception room or fifth bedroom - providing flexible living space ideal for modern family life. To the first floor, there are four well-proportioned bedrooms and a family bathroom. The property sits on a generous plot with off-road parking for multiple vehicles, gated access to the side, and a landscaped rear garden featuring a slate-chipped patio area and a well-maintained lawn bordered by mature trees and established shrubberies, offering a good degree of privacy. Arenig Close is a cul-de-sac in the sought-after village of Summerhill, just a short drive from the A483, offering excellent transport links to Wrexham, Chester, and further afield. Summerhill itself is a popular residential area with local amenities including schools, shops, and recreational facilities. Moss Valley Country Park and Golf Club are also nearby, providing beautiful woodland walks, picnic areas, and outdoor activities perfect for families and nature lovers alike.

- DETACHED FOUR/FIVE BEDROOM FAMILY HOME
- OPEN PLAN FAMILY AREA WITH LOUNGE/DINING/KITCHEN
- SEPERATE UTILITY/DOWNSTAIRS WC
- ESTABLISHED GARDEN AREA TO THE REAR
- EXCELLENT CONDITION THROUGHOUT
- VERSATILE LIVING ACCOMMODATION WITH CONVERTED GARAGE
- CONSERVATORY
- MODERN FAMILY BATHROOM
- DRIVEWAY FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN



Entrance Hall

UPVC double glazed door with frosted side panel leads into the entrance hall. Stairs rising to first floor, door into downstairs WC and door into lounge/dining area. 'Karndean' flooring, ceiling light point and panelled radiator.

Downstairs WC

Two piece suite comprising low-level WC and floating wash hand basin with tiled splash-back. Heated towel rail, wooden laminate flooring, ceiling light point and uPVC double glazed frosted window to the front elevation.

Open Plan Lounge/Dining/Kitchen

Lounge/Dining Area

UPVC double glazed window to the front elevation. Multi-fuel burner sat on slate hearth. Ceiling light point, 'Karndean' flooring, panelled radiator. Open plan with ample space for additional dining/breakfast table.

Kitchen

A modern kitchen area housing a range of high gloss wall, drawer and base units with slate work surface over. Integrated appliances to include dishwasher, fridge freezer, two electric 'AEG' oven/grill with one being eye-level, induction hob, extractor and eye-level microwave. 1 1/2 sink unit built into work surface with mixer tap over. Kitchen island with pan drawers and ample space for dining. Recessed LED lighting, continuation of 'Karndean' flooring, patterned splash-back tiling and sill, panelled radiator, door into utility area and two uPVC double glazed windows to the rear elevation overlooking garden area.

Utility

Door from kitchen housing a range of high gloss, floor to ceiling storage units. Space and plumbing for washing machine and tumble dryer with slate work surface over. Wall mounted boiler, recessed

LED lighting, wooden laminate flooring and door leading into bedroom five/additional reception room.

Bedroom Five/Reception Room

Garage conversion with uPVC double glazed window to the front elevation. Recessed LED lighting, wooden laminate flooring, panelled radiator and high gloss cupboard housing electrical box.

Conservatory

Opening from the kitchen leading into the conservatory with is constructed of part brick and dual aspect uPVC double glazed windows overlooking the garden area. Polycarbonate roof, 'Karndean' flooring, ceiling light point, panelled radiator, power sockets and uPVC 'French' style doors leading to the garden area.

Landing Area

Access to loft, cupboard housing hot water cylinder, carpet flooring, ceiling light point, doors off to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

UPVC double glazed window to front elevation. Carpet flooring, ceiling light point and panelled radiator. Storage cupboard with shelf.

Bedroom Three

UPVC double glazed window to rear elevation. Carpet flooring, ceiling light point and panelled radiator. Door into built-in wardrobe with clothing rail.

Bedroom Four

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



Bathroom

Three piece suite comprising 'P' shaped panelled bath with mains shower. and glass screen, low-level WC and wash hand pedestal. Tiled walls and flooring. Panelled radiator with towel rail over, recessed LED lighting, extractor and uPVC frosted window to the rear elevation.

Outside

To the front elevation, a generous concrete driveway provides off-road parking for four vehicles or more when incorporating the adjoining decorative gravel area. Neat fence panels define the boundary, with timber side gates offering access to both sides of the property. One side features a convenient log store and garden shed, with a paved and gravelled walkway extending to the rear. The rear garden is a standout feature of this home-beautifully landscaped and enjoying a private, enclosed setting. A slate-chipped patio area wraps around the rear of the property, bordered by a curved retaining wall and steps leading to an elevated lawn and additional patio seating area. The garden is framed by established trees, mature shrubs, and secure fencing, offering a tranquil space ideal for families, entertaining, or relaxing outdoors.

Additional Information

The loft is fully boarded. The kitchen was replaced in 2019 to create the open plan area with 'karndean' flooring throughout. The boiler was replaced in 2019. All windows were replaced in 2018. New carpets upstairs less than two years ago. The doors throughout the property are engineered oak throughout.

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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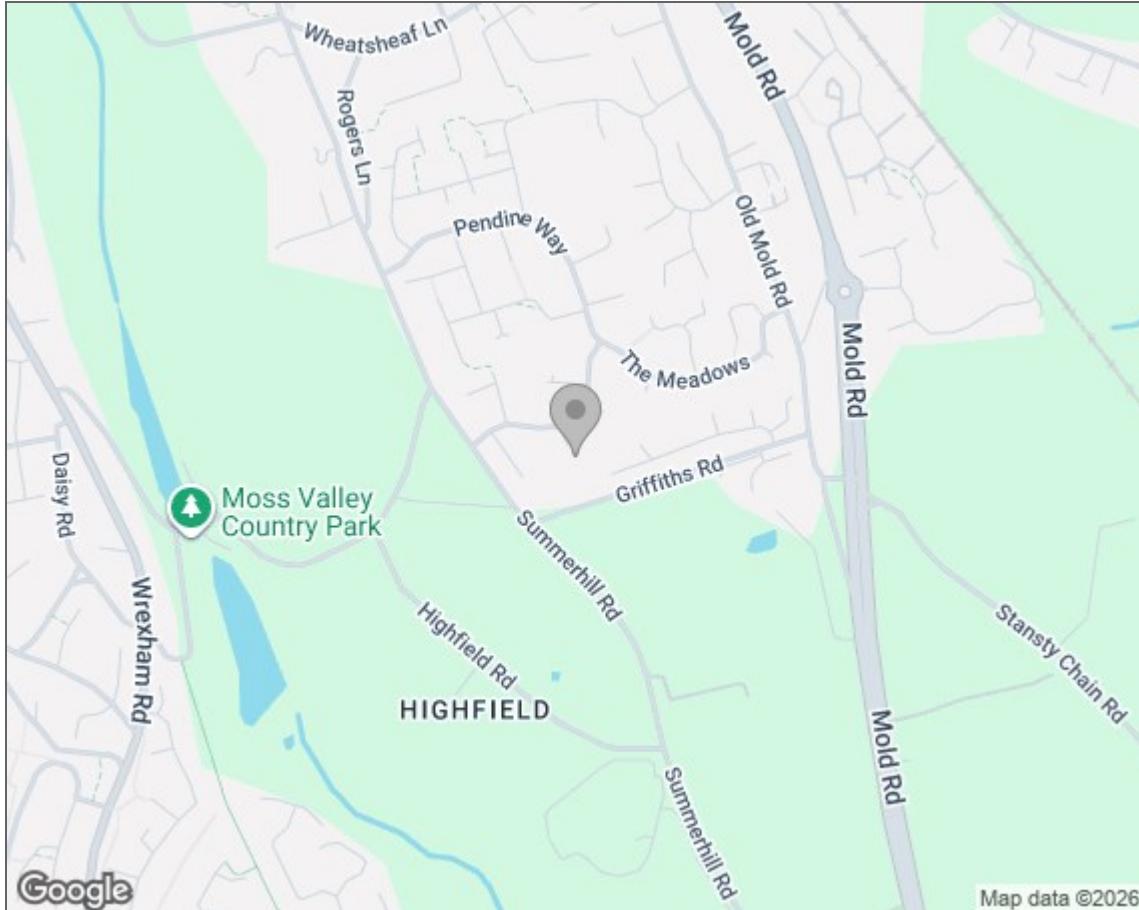




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Suite 4A, Rossett Business Village,
Llyndir Lane,
Rossett, LL12 0AY



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	

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