



3

Wrexham | | L11 4UP

£290,000

MONOPOLY[®]

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Wrexham | | L11 4UP

An immaculately presented 3 bedroom detached family home located in the semi-rural village of Summerhill. This beautifully appointed property offers stylishly presented living accommodation throughout, as well as an attractive landscaped rear garden and ample off road parking and single garage. The property is approximately 9 years old, built by a local builder SG Estates and sits in an elevated position offering fantastic long distance views towards Cheshire, externally from the front elevation. The village of Summerhill benefits from a number of local amenities close to hand including shops, schools as well as excellent access to Wrexham city centre and major road routes for commuting. In brief the property comprises of; hallway, lounge, downstairs w.c and kitchen/dining room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 3 bedroom detached family home
- Elevated position
- Beautifully presented throughout
- Modern, well appointed kitchen/dining room
- En-suite
- Well maintained, landscaped rear garden
- Off road parking and garage
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With attractive tiled flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Downstairs W.C

A good size w.c, fitted with a low level w.c, pedestal wash hand basin, double glazed window, tiled flooring.

Lounge

Stylishly presented with a double glazed bay window to the front, double glazed french doors off to the rear garden, carpeted flooring, feature panelled wall.

Kitchen/Dining Room

Spacious and superbly appointed, offering a range of matching wall, drawer and base units, ample working surface with inset 1 1/4 sink and drainer, integrated fridge/freezer and dishwasher, plumbing for a washing machine, central island/breakfast bar with units under, built in electric oven, 4 ring electric hob, stainless steel extractor fan, double glazed bay window to the front, double glazed french doors off to the side, tiled flooring, wall mounted gas combination boiler.

First Floor Landing

With carpeted flooring, double glazed window to the front, access to the loft space.

Bedroom 1

Spacious and beautifully presented with a double glazed window to the front, carpeted flooring.

En-suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, double glazed window.

Bedroom 2

A double bedroom, well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

With a double glazed window to the rear, carpeted flooring.

Bathroom

Well appointed and fitted with a low level w.c, pedestal wash hand basin, bath, mosaic tiled flooring, double glazed window.

Rear Garden

A fantastic landscaped rear garden with a paved patio leading on to a large decked seating area and lawned garden to one side with planted borders. There is access to the garage and gate opening to the side of the property.

Front

To the front is a lawned area and a well established planted garden with a driveway to the side providing off road parking and leading to the single garage.

Important Information

MONEY LAUNDERING REGULATIONS 2003

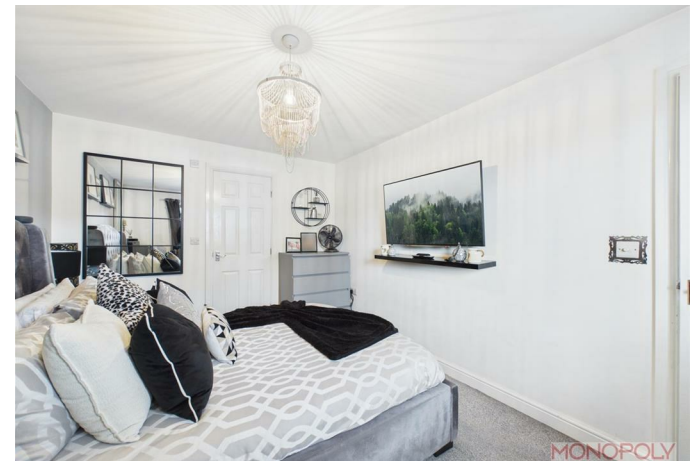
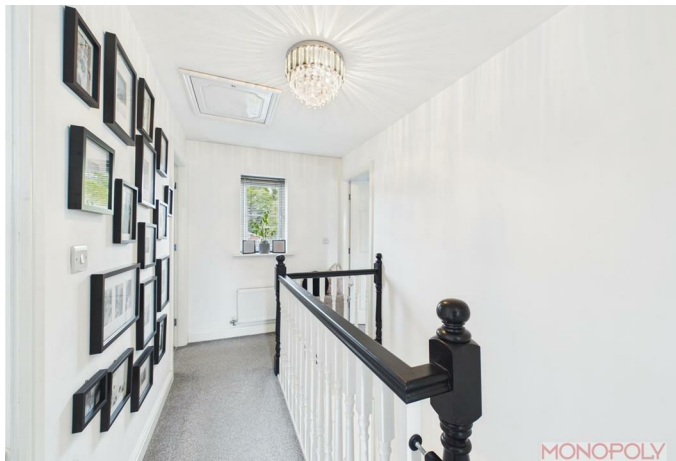
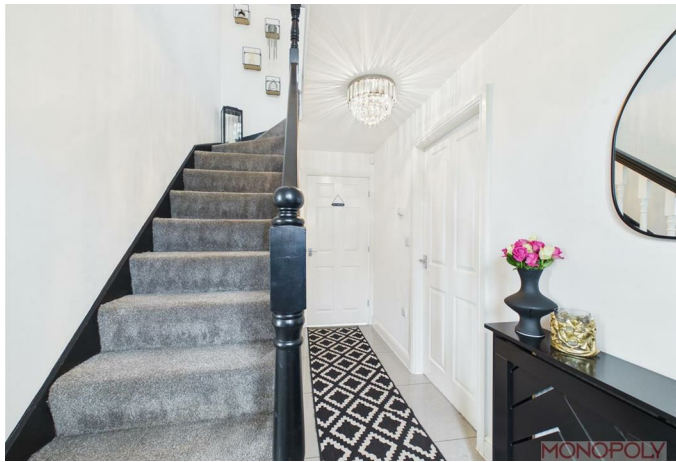
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

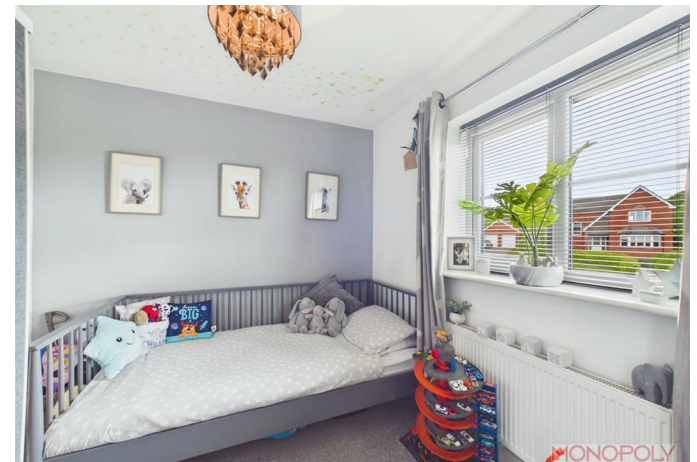
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any

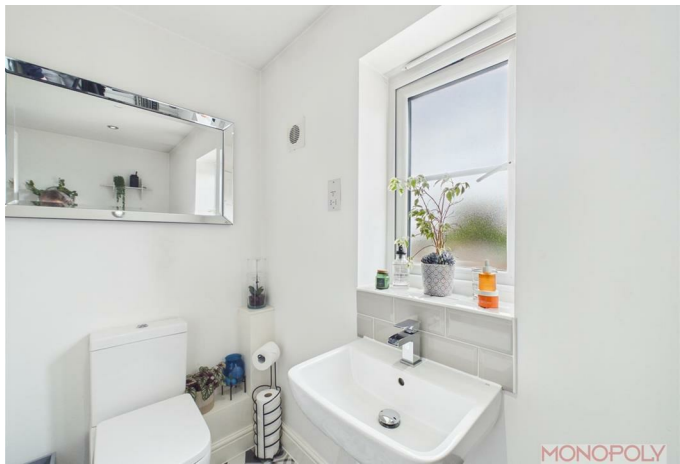
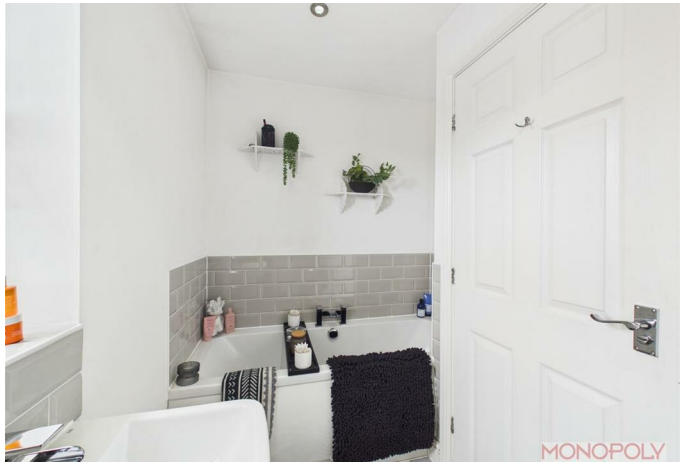




distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some 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.



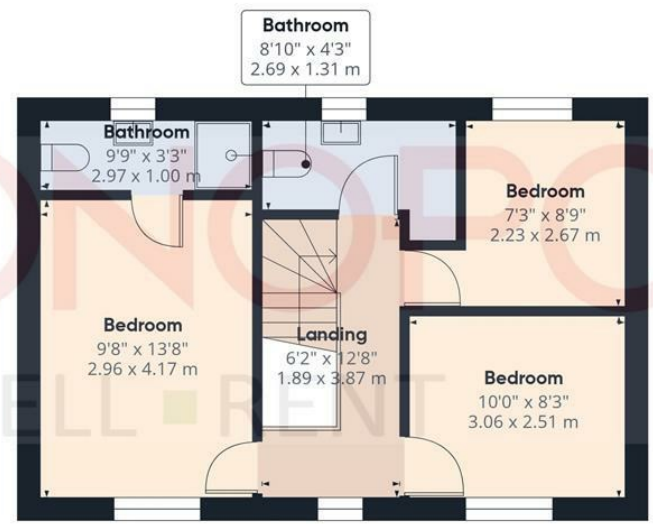




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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 884 ft²
 82.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-95) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(41-60) C		
(55-68) D			(21-40) D		
(39-54) E			(11-20) E		
(21-38) F			(1-10) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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