



**Ty Newydd**  
Wrexham | LL11 4TE

£395,000

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BUY SELL RENT

# Ty Newydd

Wrexham | LL11 4TE

An immaculately presented and impressively spacious 4 bedroom, 2 bathroom detached property located in the semi-rural village of Summerhill. This superb family home offers versatile and generous living accommodation, benefitting from 3 reception rooms and a large conservatory, 4 bedrooms, en-suite, large easily maintainable rear garden with fantastic far reaching views and an extensive driveway leading to a single garage, all of which can only truly be appreciated when viewing the property. The village of Summerhill sits approximately 3 miles away from Wrexham city centre and has numerous amenities in the village and the neighbouring village of Gwersyllt such as shops, small retail development, supermarket, primary and secondary school as well as having excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, dining room, study, lounge, kitchen, utility room and conservatory to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An impressively spacious 4 bedroom, 2 bathroom detached family home
- Versatile and well presented living accommodation
- Three reception rooms
- Large triple glazed conservatory
- En-suite shower room
- Large easily maintainable rear garden
- Sun room in the garden
- Fantastic far reaching views
- Extensive driveway leading to a single garage
- MUST BE VIEWED TO BE APPRECIATED



### **Hallway**

A wide and welcoming hallway with carpeted flooring, stairs off to the first floor.

### **Downstairs W.C**

Fitted with a low level w.c, pedestal wash hand basin, fully tiled walls, tiled flooring.

### **Dining Room**

With wood effect flooring, double glazed window to the front.

### **Study**

With a double glazed bay window to the front, wood effect flooring.

### **Lounge**

Well presented with an attractive central fireplace with inset electric fire and stone surround and hearth, wood effect flooring, double glazed window into the conservatory.

### **Kitchen**

Fitted with a full range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated fridge/freezer and dishwasher, built in electric oven, 4 ring gas hob, part tiled walls, tiled flooring, double glazed window, french doors off to the conservatory.

### **Utility Room**

With wall and base units, plumbing for a washing machine, wall mounted gas boiler, tiled flooring, part tiled walls, door off to the side.

### **Conservatory**

A large triple glazed conservatory with french doors off to the rear garden, views of the garden and the superb far reaching views towards Cheshire, wood effect flooring.

### **First Floor Landing**

With a double glazed window to the side, carpeted flooring, door to an airing cupboard housing the hot water tank.

### **Principal Bedroom**

A spacious and well presented bedroom with a double glazed window to the rear offering fantastic far reaching views towards Cheshire, carpeted flooring, fitted wardrobes, high level units and dressing room.

### **En-Suite**

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

### **Bedroom 2**

A good size bedroom with fully fitted wardrobes, units and bedside tables, double glazed window to the front.

### **Bedroom 3**

With a double glazed window to the front offering wonderful far reaching views, carpeted flooring, fitted wardrobes.

### **Bedroom 4**

With full width fitted wardrobes, built in wardrobes, carpeted flooring, double glazed window to the front.

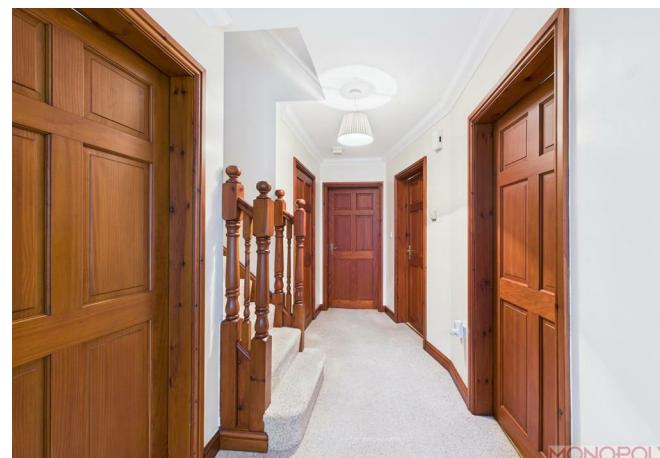
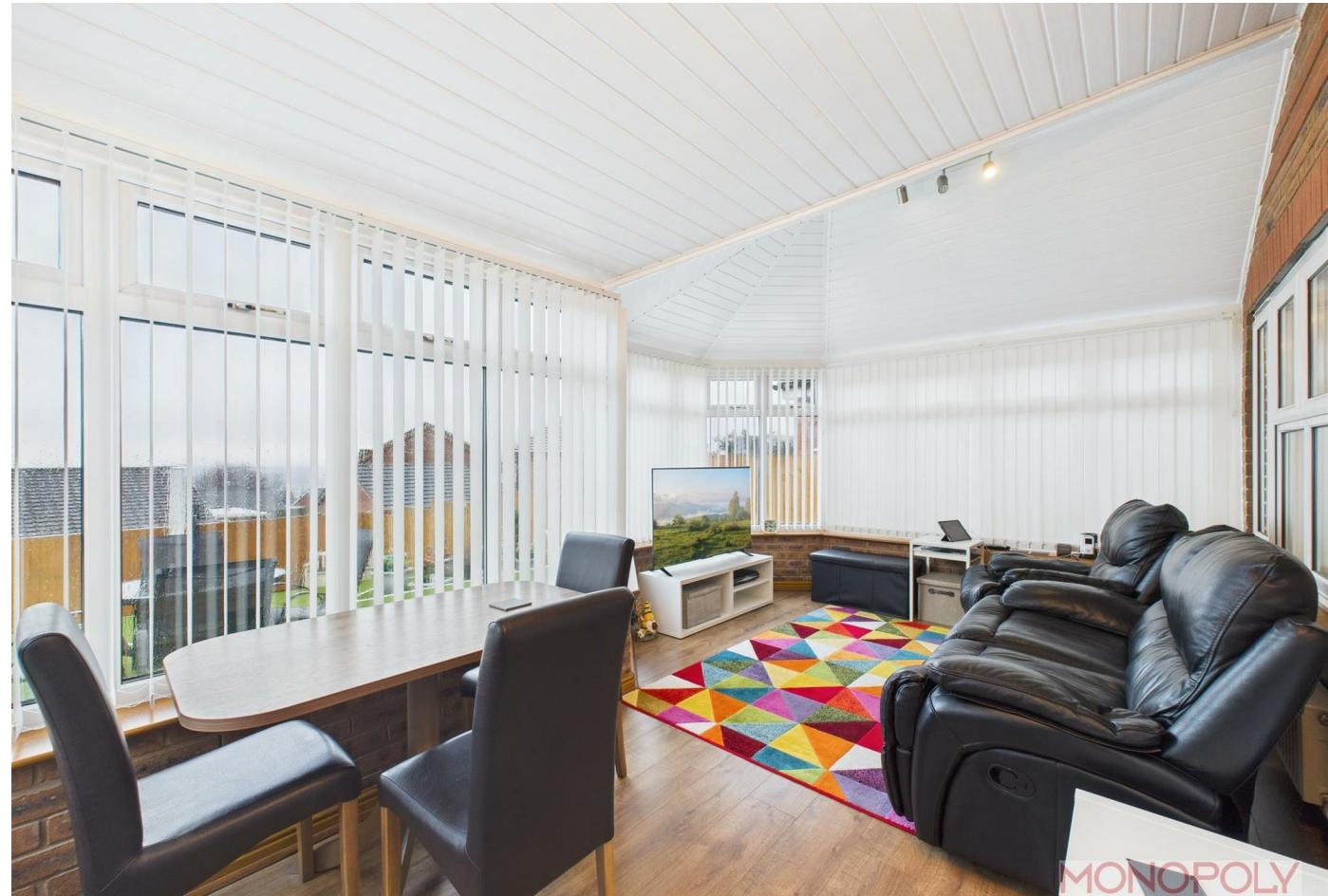
### **Bathroom**

Fitted with a low level w.c, pedestal wash hand basin, corner bath with shower over, fully tiled walls, tiled flooring, double glazed window.

### **Rear Garden**

To the rear is a generous garden which is tiered and predominantly laid with artificial lawn for easy





maintenance. The garden also benefits from having fantastic far reaching views towards Cheshire. There is access to a useful brick built store and UPVC sun room making it an ideal internal space to enjoy the views. There is gated access to the side of the property.

#### Front

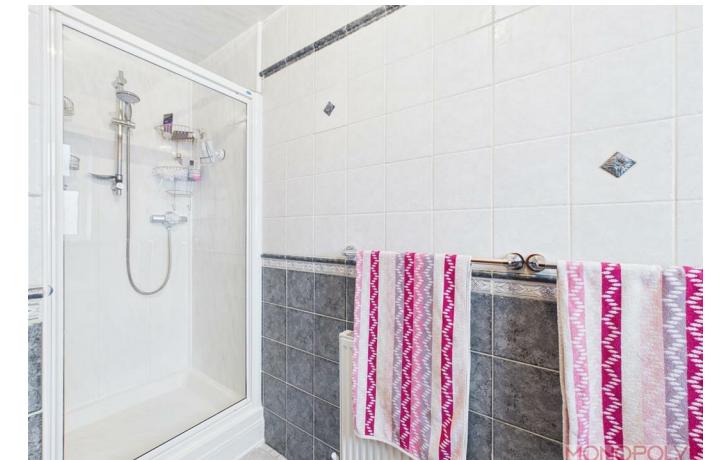
To the front is an extensive tarmac driveway providing more than ample off road parking and double cast iron gates opening to more drive and single garage.

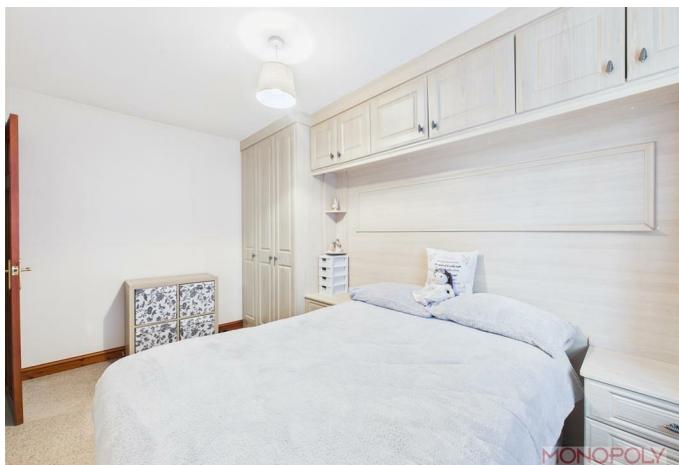
#### Additional Information

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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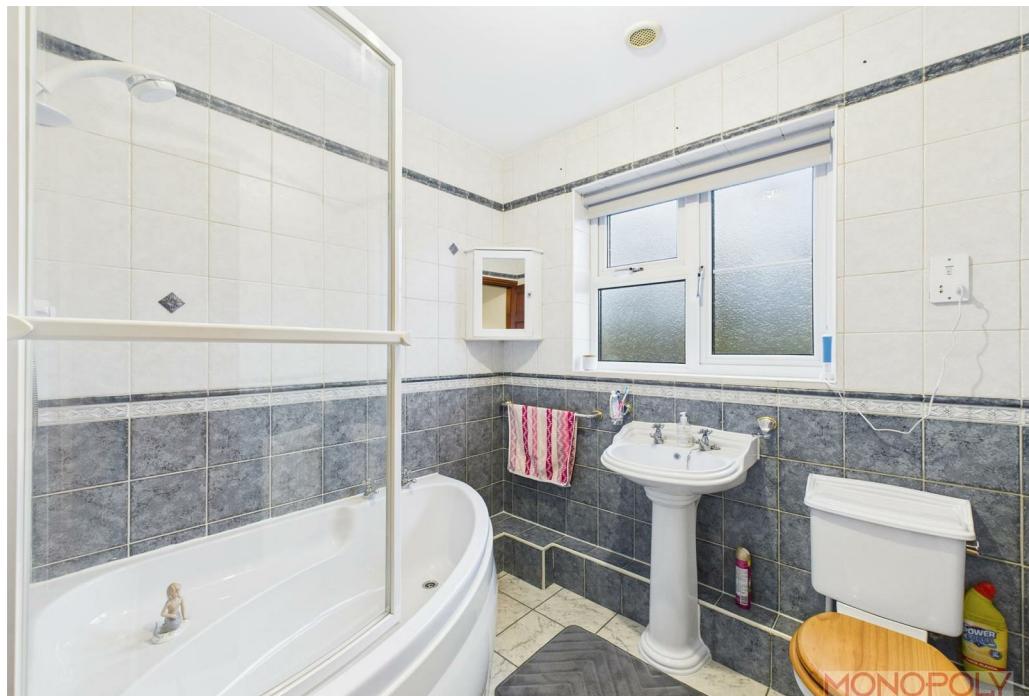
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Proven
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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