



Caer Haf, Summerhill LL11 4UL

£195,000

Located in a cul de sac location on Caer Haf in Summerhill, Wrexham, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an inviting 699 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception hall that provides access to the internal accommodation. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. There is a spacious lounge, generous conservatory and fitted kitchen. The bungalow also boasts a well-appointed shower room, ensuring that all your daily needs are met with ease. The property is set in a tranquil location, allowing for a serene lifestyle while still being within easy reach of local amenities and transport links. This charming home is not just a property; it is a place where memories can be made. Whether you are looking to downsize, invest, or find your first home, this bungalow presents an excellent opportunity in a sought-after area. Do not miss the chance to make this lovely property your own.

- A TWO BEDROOM DETACHED BUNGALOW
- WELL APPOINTED LIVING ROOM
- FITTED KITCHEN
- AMPLE STORAGE
- REAR GARDEN
- DECEPTIVELY SPACIOUS INTERNAL ACCOMODATION
- CONSERVATORY
- MODERN WET ROOM STYLE SHOWER ROOM
- GARAGE
- OFF ROAD PARKING



Hall

Laminate flooring, doors to bedrooms, shower room, lounge, kitchen, linen cupboard and storage cupboard, loft access.

Living Room

Spacious living room, carpet, patio doors to conservatory.

Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, window to rear, oven and grill, gas hob, extractor, tiled splashback, laminate flooring, door to conservatory.

Conservatory

Polycarbonate roof, carpet, ceiling fan, windows to rear and one side.

Bedroom One

Double bedroom of good proportion, carpet, window to front.

Bedroom Two

Double bedroom with carpet, window to front, storage cupboard.

Shower Room

Wet room style shower room with walk in shower, electric shower over, wc, hand wash basin set in vanity, non slip vinyl floor, external window to side.

Garage

With up and over door, power and lighting, wall mounted gas combi boiler, pedestrian door to rear garden.

Outside

Brick laid drive with space for 2 cars leading to the garage and front door, lawn to side.

Rear garden with brick paving adjacent property with ramp up to lawn, access down one side to front.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.





01978 800186 or 01244 560610 or 01691 880407

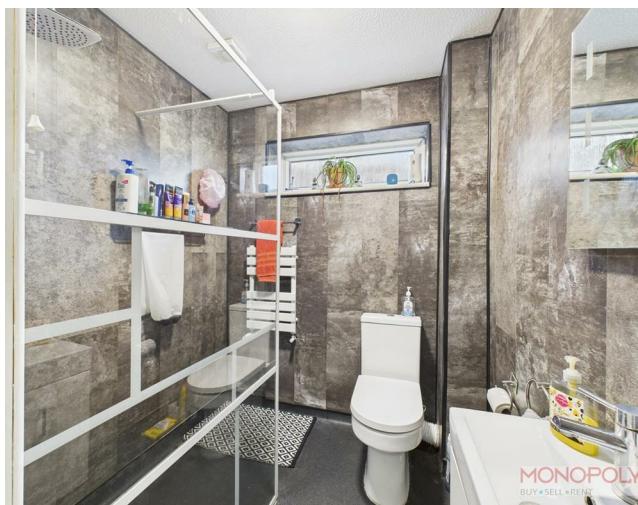
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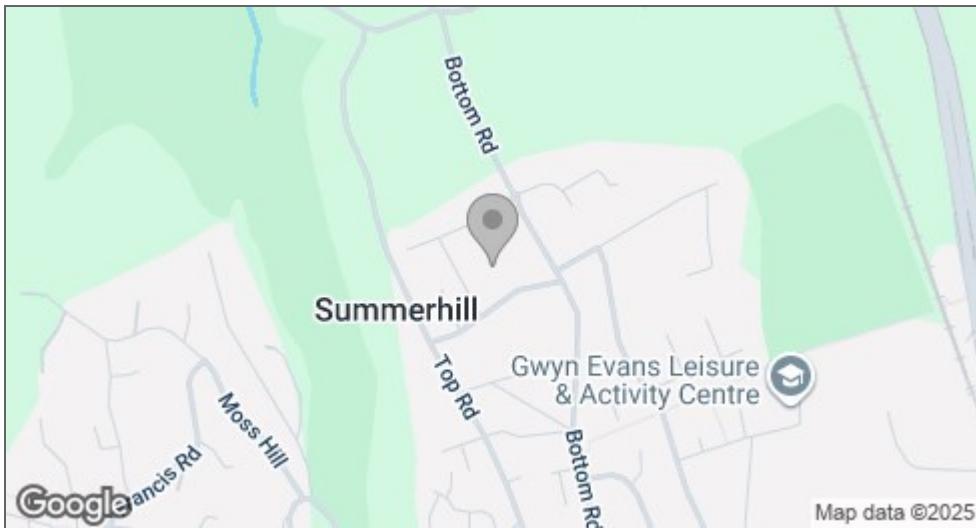
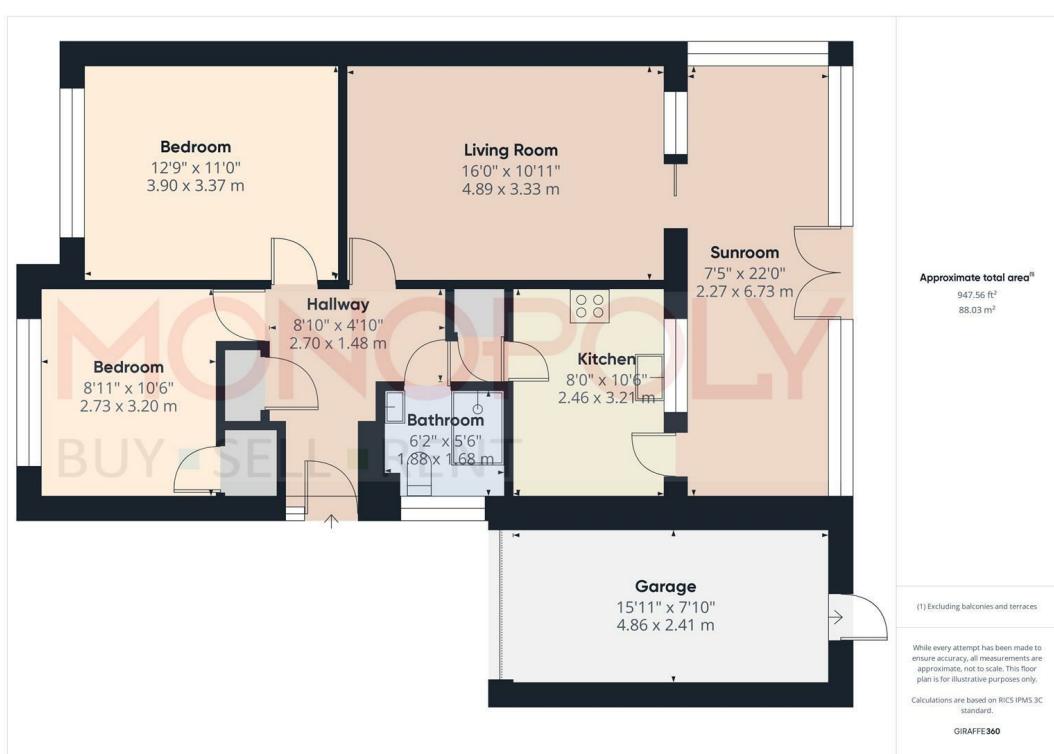




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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