



Kiloran

Wrexham | | LL11 4SR

Offers In Excess Of £250,000

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Situated in the sought-after residential area of Summerhill, this highly versatile four-bedroom detached dormer bungalow is offered for sale with the added benefit of no onward chain. Occupying an elevated position with far-reaching views, the property offers flexible accommodation ideal for a range of buyers. In brief, the accommodation comprises an entrance hallway, a spacious lounge with multi-fuel burner, open-plan kitchen/dining room, conservatory and family bathroom. The principal bedroom is located to the first floor, enjoying triple aspect views and benefiting from an en-suite shower room. There are three further bedrooms, which can alternatively be utilised as additional reception space, a home office or hobby rooms depending on individual needs. Externally, the property features a paved patio and garden area to the front with established shrubs, perfectly positioned to enjoy the views. A shared driveway runs alongside the property leading to a private parking area, detached garage, carport and log store. The rear garden has been thoughtfully designed for low maintenance, with paved seating areas and a variety of mature trees and planting, along with additional paved storage space to the side of the property. Top Road is ideally located within Summerhill, a well-regarded and convenient area offering a blend of local amenities, scenic surroundings and community feel. Everyday essentials including shops, schools and transport links are within easy reach, while Wrexham city centre is just a short drive away, providing a wider range of shopping, dining and leisure facilities. The nearby A483 offers excellent connectivity to Chester, Oswestry and beyond, making the property particularly well-suited to commuters.

- FOUR BEDROOM DETACHED DORMER BUNGALOW WITH NO ONWARD CHAIN
- EXCEPTIONAL VIEWS ACROSS WREXHAM AND CHESHIRE PLAIN
- SPACIOUS KITCHEN/DINING AREA
- LIVING ROOM WITH MULTI-FUEL BURNER
- CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- VERSATILE LIVING ACCOMODATION
- EASY TO MAINTAIN GARDENS TO FRONT AND REAR
- PARKING SPACE, GARAGE, CAR PORT AND GARDEN STORAGE



Entrance Hallway

UPVC double glazed door leads into entrance hallway with wooden laminate flooring, ceiling light point, panelled radiator, doors to reception rooms, three bedrooms and bathroom.

Living Room

UPVC double glazed bay window to the front elevation with excellent views. Multi-fuel burner set on a slate hearth, carpet flooring, ceiling light point, two wall lights, panelled radiator and door to bedroom one.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over, incorporating a 1.5 stainless steel sink unit with mixer tap. Integrated appliances include eye-level double oven and grill and four ring gas hob. Space and plumbing for washing machine, space for further appliances including fridge-freezer, wine fridge, and tumble dryer. Storage cloakroom cupboard, wooden laminate flooring, two ceiling light points, two uPVC double glazed windows to the side and rear along with glazed wooden doors into the conservatory. Opening into the dining area which has an additional uPVC double glazed window to the side, ample space for dining table, cupboard housing boiler, continuation of wooden laminate flooring, recessed LED lighting and panelled radiator.

Conservatory

UPVC double glazed windows and doors to the rear and side elevation along with French doors into bedroom two/sitting room. Tiled flooring, power sockets and panelled radiator.

Bedroom One

A door from the lounge leads to a staircase rising to

the principal bedroom, with useful built-in storage located partway up. The bedroom itself enjoys exceptional triple-aspect views via uPVC double glazed windows, offering far-reaching outlooks across Wrexham and towards the Cheshire Plain. Carpet flooring, ceiling light point panelled radiator and door into en-suite shower room.

En-suite

Three piece suite comprising low-level WC, wash hand basin with storage under and enclosed mains shower cubical. Finished with chrome heated towel rail, ceiling light point, extractor and wood effect flooring.

Bedroom Two/Sitting Room

Versatile space can be used as an additional sitting room or second bedroom with uPVC double glazed window to the side elevation, hardwood flooring, panelled radiator, ceiling light point and French doors into conservatory.

Bedroom Three

UPVC double glazed window to the side elevation, under stairs storage space, carpet flooring, panelled radiator and ceiling light point.

Bedroom Four/Study

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

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and freestanding bath with newly fitted electric shower over. Finished with non-slip vinyl flooring, tiled walls, panelled radiator with towel rail, extractor, electric wall heater, ceiling light point and uPVC double glazed frosted window to the side elevation.





Garage/Carport and Store

To the rear of the property there is a useful detached garage with an up-and-over door. In addition, a generous carport - designed with motorhome owners in mind - offers ample height for larger vehicles. Attached to the garage is a practical garden store/log store.

Outside

A standout feature of this home is its elevated position, enjoying far-reaching views across Wrexham and towards the Cheshire Plain. To the front, a shared access driveway runs alongside the property, leading to the rear where there are dedicated parking areas, a garage and a carport. The front garden is attractively arranged with established shrubs and a paved patio area - perfectly positioned to take in the impressive views. To the rear, the garden has been designed for ease of maintenance, predominantly laid with paving and complemented by mature trees and established planting. There is also additional paved storage space to the side of the property, offering further practicality.

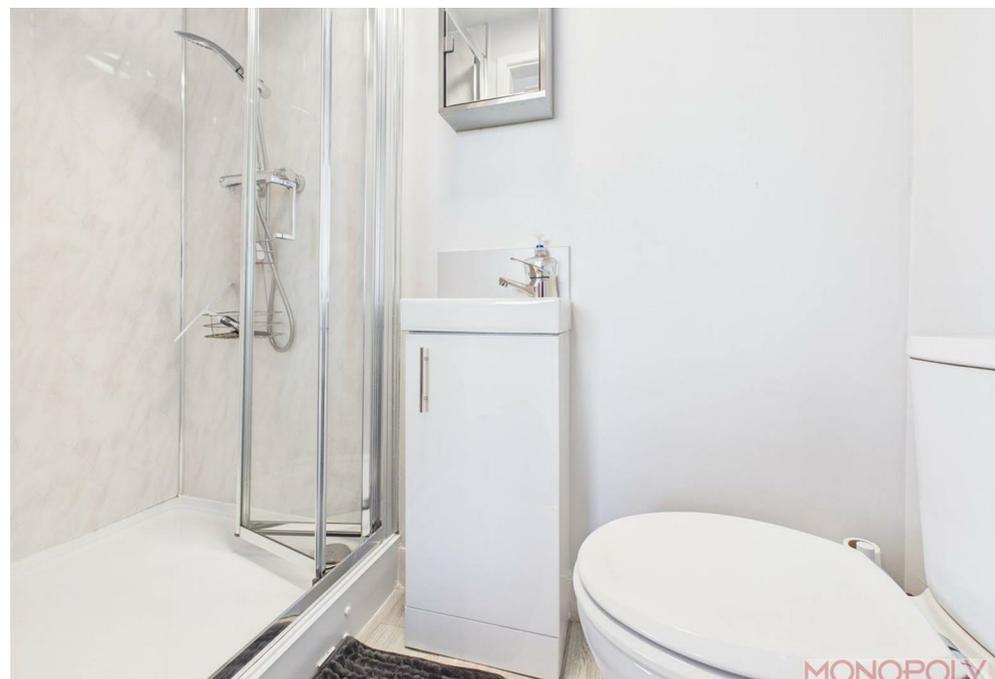
Additional Information

There is no onward chain with the property. The combination boiler was installed in February 2021 and has been serviced annually. The kitchen was replaced less than two years ago. An en-suite has also been added to the principal bedroom.

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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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Approximate total area⁽¹⁾</p> <p>1308 ft² 121.5 m²</p> <p>Reduced headroom</p> <p>9 ft² 0.8 m²</p> |
| (1) Excluding balconies and terraces |
| Reduced headroom Below 5 ft/1.5 m |
| 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 (92-100) A | | | Very environmentally friendly - lower CO ₂ emissions (82-91) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (35-48) D | | |
| (39-54) E | | | (21-34) E | | |
| (21-38) F | | | (11-20) F | | |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions (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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