



Vicarage Close, Summerhill, LL11 4YX

Price £200,000

Reference: 19305438

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk

[www.wingetts.co.uk](http://www.wingetts.co.uk)

**Wingetts**



## Description

A superbly presented and recently upgraded two bedroom semi detached bungalow within this pleasant cul-de-sac location that offers spacious room sizes together with a full width conservatory with insulated ceiling for all year round use. Enjoying views of the Cheshire Plains the accommodation briefly comprises upvc double glazed entrance door that opens into the hallway having two useful storage cupboards off, spacious lounge with feature fire surround and upvc double glazed sliding patio doors that open into the conservatory. The modern shaker style fitted kitchen enjoys an open aspect into the conservatory with views of the rear garden. There are two bedrooms with the master bedroom having fitted full length wardrobes, whilst the impressive bathroom includes a shower cubicle and bath. Externally the landscaped gardens have been designed for ease of maintenance with the rear garden enjoying a south westerly sunny aspect and an excellent degree of privacy. A private driveway allows for parking for two cars and leads to a garage. Energy Rating - D (66)

### LOCATION

Vicarage Close is located within a small development in the slightly elevated setting which enables far reaching views across Wrexham towards the Cheshire Plains. The village of Summerhill and neighbouring village of Gwersyllt have an excellent range of day to day shopping facilities and social amenities including supermarket and train station. There are good road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of the region and there is a bus service that operates into Wrexham town centre together with a train station. There are both primary and secondary schools within the catchment area, Moss Valley Country Park is within five minutes walk and the popular Alyn Waters Country Park is only a short drive away.



### DIRECTIONS

From Wrexham city centre proceed along the Mold Road passing Wrexham Football Ground and Wrexham University on the right hand side, continue across the roundabout and at the second roundabout take the second exit onto Summerhill Road, continue for approximately ¾ of a mile and after passing through Little Mountain bear right into Bottom Road and take the second left into Vicarage Close where No.7 will be observed on the right hand side within the cul-de-sac.

### ACCOMMODATION

A upvc part glazed entrance door opens into the:

### HALLWAY

Having attractive wood effect flooring, radiator, four panel doors off to all rooms, two useful storage cupboards and ceiling hatch to good sized roof space with pull-down loft ladder, power, lighting, gas fired central heating boiler.

### LOUNGE

17'7 x 11'3

A good sized room with feature fireplace, radiator, neutral carpet, inset ceiling spotlights, part glazed door to kitchen and upvc sliding patio doors that open into the:

### CONSERVATORY

16'8 x 7'8

An excellent addition to the bungalow with upvc double glazed windows on a brick and plastered plinth providing pleasant views across the garden, insulated ceiling, upvc double glazed French doors, radiator and ceramic tiled floor that continues into the open aspect:

### KITCHEN

8'8 x 7'6

Appointed to an excellent standard with a range of cream shaker style base and wall cupboards complimented by wood block work surfaces incorporating a 1 ½ bowl ceramic sink unit with mixer tap, four ring gas hob with oven below and stainless steel extractor hood above, integrated fridge freezer, plumbing for automatic washing machine, white brick shaped wall tiles to work surface areas, radiator and an internal door into the lounge.

### BEDROOM ONE

13'2 x 9'1

A good sized double bedroom featuring full length fitted wardrobes with pelmet lighting and central mirrors, upvc double glazed window to front from which to admire the far reaching views, radiator and neutral carpet.

### BEDROOM TWO

8'9 x 8'8

Upvc double glazed window to front from which to enjoy the views, radiator and neutral carpet.

### BATHROOM

An impressive bathroom appointed with a four piece white suite of low flush w.c, pedestal wash basin, bath, separate shower cubicle with mains shower, fully tiled walls, chrome heated towel rail, upvc double glazed window, extractor fan and wood effect flooring.

### OUTSIDE

To the front of the property there is a private driveway which provides parking for two cars and leads to the garage having a white fronted up and over door. The front garden is lawned together with a paved path that leads to the entrance door and shrubbed borders. The rear garden enjoys a sunny aspect together with an excellent degree of privacy having been

landscaped for ease of maintenance to include decorative gravel, stone paved patio, mature shrubs and plants.

### COUNCIL TAX BAND - C