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# Honeysuckle Cottage, Summerhill Road, Gwersyllt, Wrexham, LL11 4SW

## Offers In Excess Of £325,000

A beautifully presented and spacious 4 double bedroom, 2 bathroom, stone built detached family home boasting a wealth of charming features blended with modern day comforts built approximately 30 years ago for the current owner. Enjoying a slightly elevated position from which to admire the panoramic views, Honeysuckle Cottage is located on the fringe of the villages of Summerhill and Gwersyllt with a choice of day to day convenience stores, supermarket, train station and schools. The well planned accommodation briefly comprises a pillared entrance porch, welcoming hall with exposed brickwork and beams to partially raised ceiling with galleried landing, cloaks/w.c. spacious lounge featuring an impressive inglenook style fireplace and the warmth of a log burner, oak floor flows through into the dining area with bay window, providing plenty of space for sociable gatherings. Double doors open to a stylish fitted kitchen breakfast room with range cooker and connecting door to the spacious utility room. The 1st floor landing, with exposed beams to ceiling, gives access to the 4 double bedrooms, 2 with built in/fitted wardrobes. The principal bedroom has the benefit of a well appointed en-suite shower room. The luxurious family bathroom features a freestanding Victorian style bath. To the outside, a private double width drive provides parking for 2 cars in front of the garage/store and a paved path leads to the entrance porch and continues past flower beds into the safe and secure rear garden. Designed for ease of maintenance yet providing a pleasant outdoor entertaining space with patio areas, decorative gravel and flower beds. NO CHAIN. Energy Rating - C (73)

## LOCATION
Located in the slightly elevated position of Little Mountain, allowing for panoramic views across Wrexham and Chester, situated on the fringe of the village of Gwersyllt, which enjoys good communication links to the A483 Wrexham to Chester by-pass which allows for daily commuting to the major commercial and industrial centres of the region. The village offers a range of day to day shopping facilities and social amenities as well as both primary and secondary schooling, supermarket and train station, whilst the nearby village of Moss has a 9-hole golf course with a pleasant setting for picturesque walks.

## DIRECTIONS
From Wrexham city centre proceed along Mold Road passing the Football Ground and University on the right, continue across the first roundabout and then take the second left hand exit off the second roundabout signposted Summerhill. Proceed past Glascoed Way, Pendine Way and Rogers Lane and the property will be observed on the left after approximately 50 yards.

## ON THE GROUND FLOOR
Pillared porch on a stone plinth with inset ceiling spotlight and part glazed door with stained glass panel opening to:

## WELCOMING HALLWAY
Having oak flooring, exposed curved brick feature wall, double glazed windows to side, radiator, turned staircase with galleried landing, exposed beams to raised ceiling and six panel doors off.

## CLOAKS/W.C
Appointed with a pedestal wash basin with tiled splashback, low flush w.c, oak flooring, radiator and extractor fan.

## LOUNGE THROUGH TO DINING AREA 25'7" x 12'5" (7.8m x 3.8m)
An impressive reception room featuring a large brick Inglenook style fireplace with log burner on a stone hearth and timer mantel, an excellent degree of natural light provided by the double glazed bay window to side and double glazed window to front, exposed beams to ceiling and oak flooring that continues through to the dining area with two radiators, double glazed bay window to rear, double glazed window to side, oak beams to ceiling and double six panel doors leading to:

## KITCHEN/BREAKFAST ROOM 16'0" x 7'10" (4.9m x 2.4m)
The kitchen area is appointed with a stylish flush fitting range of base and wall cupboards complimented by granite work surface areas with matching upstands, ceramic 1 1/2 bowl sink unit with mixer tap and double glazed window above with deep sill, tall pull-out larder cupboard, integrated fridge, Zanussi stainless steel Range cooker with five ring gas hob, splashback and angled extractor hood above, under unit lighting, exposed beams, tiled flooring, radiator, exposed brickwork and six panel door opening to:

## UTILITY 9'6" x 8'6" (2.9m x 2.6m)
A good sized practical room fitted with base and wall cupboards with work surface areas, plumbing for washing machine, space for tumble dryer, space for under counter fridge and separate freezer, Vaillant gas central heating boiler, tiled flooring, radiator, part glazed external door and connecting door to the garage/store.

## ON THE FIRST FLOOR
Approached via the staircase from the hallway and double glazed window to the 1/4 landing to:

## LANDING
With radiator, gallery over stairwell, exposed beams, six panel doors off to all rooms and airing cupboard housing the hot water cylinder with slatted shelving.

## BEDROOM ONE 12'5" x 9'10" (3.8m x 3m)
Enjoying a dual aspect with double glazed windows to side from where to admire the far reaching views, double glazed window to rear, radiator, two door built-in wardrobe and six panel door opening to:

## EN-SUITE 8'10" x 8'2" (2.7m x 2.5m)
Beautifully appointed with a low flush w.c, pedestal wash basin, oversized shower with electric shower unit, fully tiled walls, chrome heated towel rail, tiled flooring, double glazed window, radiator, inset ceiling spotlights and extractor fan.

## BEDROOM TWO 11'9" x 9'2" (3.6m x 2.8m)
A dual aspect with double glazed windows to front and side with lovely views and radiator.

## BEDROOM THREE 12'5" x 8'2" (3.8m x 2.5m)
A good sized third bedroom with double glazed window to rear, radiator and double door wardrobe.

## BEDROOM FOUR 11'9" x 8'6" (3.6m x 2.6m)
Another large bedroom with double glazed window to front and radiator.

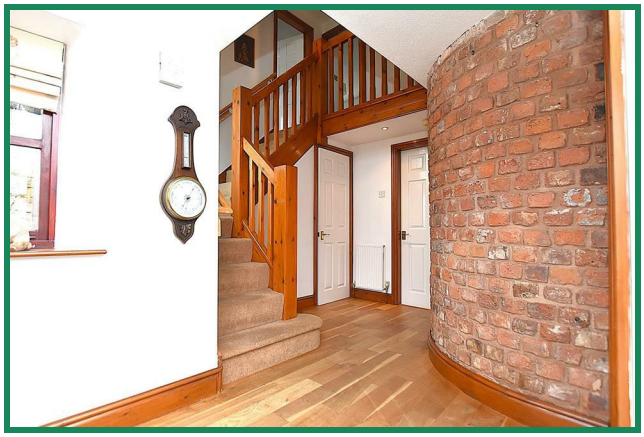
## FAMILY BATHROOM
Appointed with a Victorian style free standing bath with mixer tap and hand held shower take-off, low flush w.c, pedestal wash basin, porthole style double glazed window, grey floor and wall tiles, extractor fan, inset ceiling spotlights and radiator.

## OUTSIDE
Honeysuckle Cottage has the benefit of a right of access from the neighbouring property to the double width driveway.

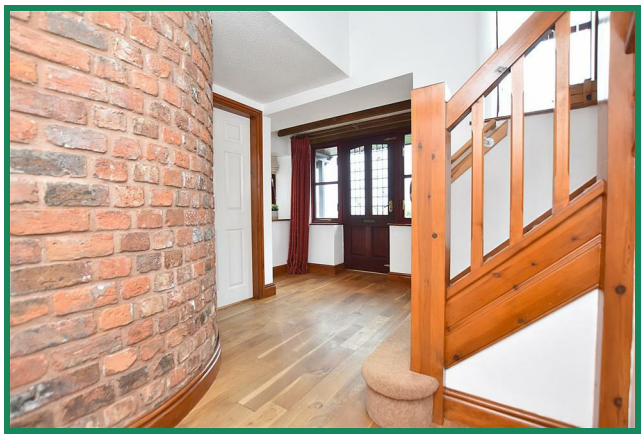
## GARAGE/STOREROOM 11'5" x 8'6" (3.5m x 2.6m)
With up and over door, lighting, power sockets and connecting door to utility.

## GARDENS
A paved front garden bordered by established flowerbeds and paths either side of the property lead to the rear garden which features a good sized stone paved patio ideal for alfresco dining, additional raised patio bordered by decoratove gravel and established flowerbeds and further decorative gravelled area, all of which is enclosed to provide a safe and secure environment.

## PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





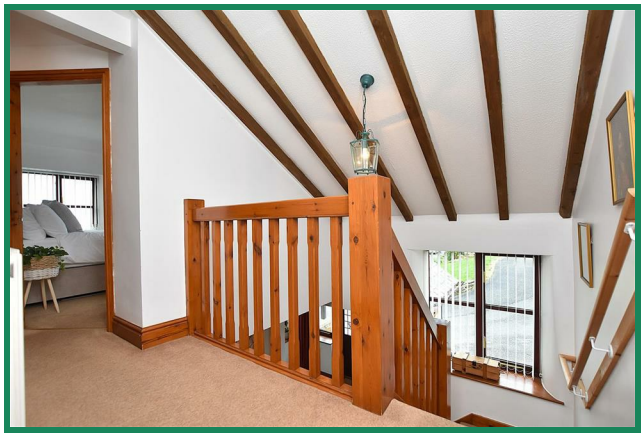


































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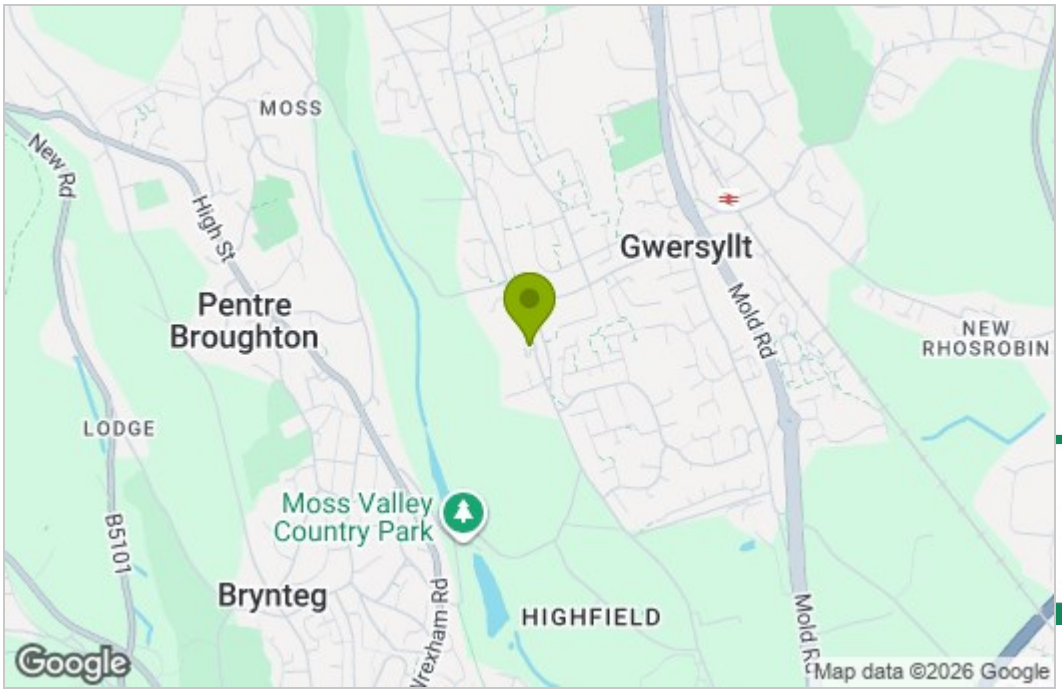
## Floor Plan



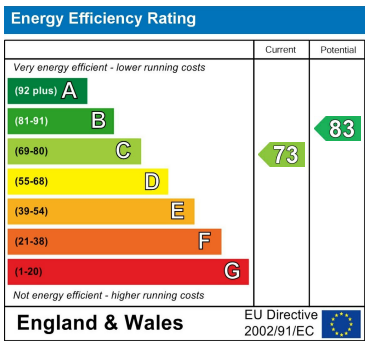




## Area Map




## Energy Efficiency Graph




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