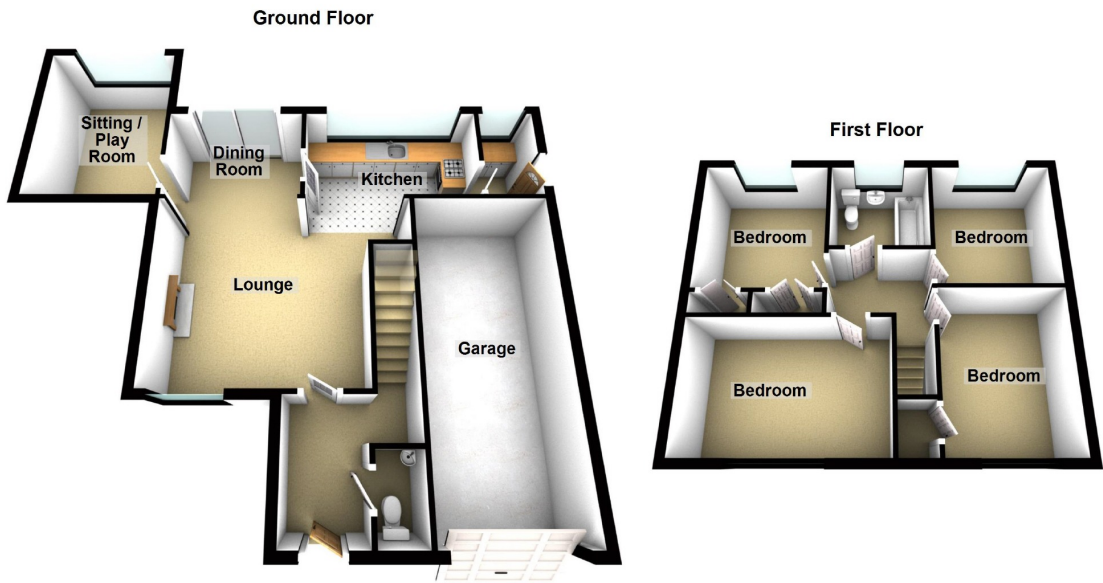


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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	



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Reference: 4590

Date: 16th April 2018

TENURE As advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.
POSSESSION Vacant possession will be given upon completion of the sale.
SERVICES Mains water, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.
OUTGOINGS Council Tax Band details available from Wrexham County Borough Council.
VIEWING By appointment with the sole agents, Wingetts, 29 Holt Street, Wrexham Tel: 01978 353553.

Wingetts

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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Fax : 01978 353264 Email : sales@wingetts.co.uk
www.wingetts.co.uk

Terrig Way, Summerhill, LL11 4YJ

Price £229,950



Wingetts



Description

A very well maintained 4 bedroom detached family home within a cul de sac location having the benefit of a rear extension that provides a valuable additional multi purpose reception room. The accommodation is fitted with UPVC Double glazed windows and doors and a recently fitted Gas Combination Boiler. Briefly comprising an Entrance Hall with staircase to the first floor landing, Cloaks/w.c., spacious Lounge with feature fireplace and wood effect Karndean floor that continues into the open aspect Dining Area and additional Sitting Room/Playroom. The Kitchen is fitted with an oak fronted range of base and wall cupboards with integrated dishwasher and leads into the utility room. The first floor gives access to 4 bedrooms with the master bedroom fitted with an excellent range of wardrobes and drawers. Bedrooms 2 and 3 have built in Wardrobes. The family bathroom has been appointed with a modern white suite to include a shower over the bath. Externally, a patterned driveway provides parking for 3 cars and leads to the garage. The good sized rear garden enjoys a good degree of privacy, patio and lawned garden areas. Viewing recommended. Energy Rating -D

LOCATION

The village of Summerhill is located approximately three miles from Wrexham town centre and enjoys an excellent range of day to day shopping facilities within the neighbouring village of Gwersyllt. There is a local train station together with primary and secondary schools within the catchment area. There are good road links to the A483 bypass that links Wrexham, Chester and Oswestry and access roads to Mold therefore allowing for daily commuting to the major commercial and industrial centres of the region. Alyn Waters Country Park is only a short driving distance away which is popular amongst walkers due to its picturesque setting.

DIRECTIONS

From Wrexham town centre proceed along the Mold Road passing Wrexham Football Ground and Glyndwr University on the right hand side, continue across the roundabout taking the second exit signposted Summerhill, proceed along the Summerhill Road and after passing the turning for Griffiths Road take the next right hand turning into Glascoed Way and then second left into Terrig Way where No.19 will be observed at the top of the cul-de-sac.

ON THE GROUND FLOOR

A upvc part glazed entrance door with matching side window panel opens to:



HALLWAY

Featuring attractive Karndean wood effect flooring with border, radiator, telephone point, staircase to first floor landing, deep coving to ceiling, cloaks area and six panel woodgrain effect doors off.

CLOAKS/W.C

Appointed with a modern corner wash basin with chrome mixer tap, low flush w.c with dual flush, radiator, upvc double glazed window, polished floor tiles and fully tiled walls.

LOUNGE 4.05m x 3.82m (13'3" x 12'6")

A spacious reception room with upvc double glazed window to front, attractive stone fireplace with living flame gas fire on stone hearth, deep coving to ceiling, radiator, understairs storage cupboard and a continuation of the Karndean flooring that leads through a wide archway into the:



DINING AREA 2.84m x 2.46m (9'4" x 8'1")

Enjoying access into the rear garden through upvc double glazed sliding patio doors, coving to ceiling, radiator and six panel woodgrain effect door that opens into the:

SITTING ROOM/PLAYROOM 3.53m x 2.67m (11'7" x 8'9")

An excellent addition to the property with Karndean wood effect flooring, upvc double glazed window overlooking the rear garden, deep coving to ceiling and radiator.

KITCHEN 3.58m x 2.48m (11'9" x 8'2")

Nicely appointed with a fitted range of oak fronted base and wall cupboards with chrome handles complimented by gloss work surfaces incorporating stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring stainless steel gas hob with pull-out extractor above, eye-level grill with oven below, integrated dishwasher, part tiled walls, recess for large fridge freezer, radiator and internal door into the:

UTILITY 2.83m x 1.15m (9'3" x 3'9")

Work surface area with oak fronted storage cupboard below, plumbing for automatic washing machine, wall mounted Ideal gas combination boiler, upvc double glazed window, useful oak fronted fitted tall double cupboard, radiator and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the entrance hall to;

LANDING

With coving to ceiling and airing cupboard with slatted shelving. Doors off to:

BEDROOM ONE 3.39m x 2.73m (11'1" x 8'11")

Well fitted with a range of eight door wardrobes and matching bedside drawers, open fronted shelving, upvc double glazed window to front, radiator and coving to ceiling.



BEDROOM TWO 3.64m x 2.75m (11'11" x 9'0")

A upvc double glazed window to front, coving to ceiling, ceiling hatch to roof space, radiator and built-in wardrobe.



BEDROOM THREE 2.84m x 2.71m (9'4" x 8'11")

Upvc double glazed window overlooking the rear garden, oak effect laminate flooring, radiator, coving to ceiling and two double built-in wardrobes.

BEDROOM FOUR 2.71m x 2.63m (8'11" x 8'8")

Upvc double glazed window overlooks the rear garden with radiator below and coving to ceiling.

BATHROOM

Appointed with a modern three piece white bathroom suite of low flush w.c, pedestal wash basin with mixer tap, bath with chrome mixer shower above, fully tiled walls, upvc double glazed window, radiator and extractor fan.



OUTSIDE

The property is approached across a patterned private driveway providing parking for three cars, having cold water tap and security lighting.

GARAGE 5.70m x 2.70m (18'8" x 8'10")

With metal up and over door, lighting and power.

GARDENS

A gated side path leads past the personal door into the garage and continues into the rear garden which is a particular feature of the property having a good sized patio area with raised flower beds and shallow steps that lead to the lawned garden with useful store shed, planted borders, external lighting and cold water tap, all of which is enclosed within timber lapped fencing and enjoys a good degree of privacy.

