



Total area: approx. 207.4 sq. metres (2232.4 sq. feet)



### GREENACRES

BOTTOM ROAD, SUMMERHILL, WREXHAM, LL11 4TR

AN OUTSTANDING DETACHED BUNGALOW RESIDENCE IDEALLY SUITED TO TWO INDEPENDENT FAMILIES COMPRISING A MAIN THREE BEDROOM PROPERTY WITH AN ADJOINING AND INTERCOMMUNICATING TWO BEDROOM ANNEXE.

This is an exceptional property having been refurbished and refitted to a high standard in recent years. It is ideally suited to two generations who wish to be close but retain independence. The main bungalow comprises a wide L-shaped hall; lounge with cast multi-fuel stove; 24ft dining kitchen with light oak shaker style units having a range dual fuel range cooker, dishwasher and a square opening to a conservatory; utility room; three double bedrooms and a stylish white bathroom including a walk-in deluge shower and heated travertine flooring.



**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale

**PLEASE NOTE:** The agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Kent Jones has any authority to make or give representation or warranty in relation to the property

49 King Street Wrexham LL11 1HR T.01978 266789 F.01978 363434 sales@kentjones.co.uk

£345,000

**DESCRIPTION CONTINUED:**

The annexe comprises a vestibule; hall; bay windowed lounge; light oak shaker kitchen with integrated appliances; conservatory; two bedrooms, one of which has a doorway to the dining area of the main property, and a contemporary fully tiled white bathroom. The properties are completely independent, each having its own meters, gas central heating systems, and rating assessments.

**LOCATION:**

"Greenacres" occupies a large corner plot, walled to three sides in a semi rural location right on the fringe of the village adjoining a field to the rear and one side, over which there are panoramic views towards the Cheshire Plain. There is a large parking area at the rear off which there is a fenced dog run and double garage. To one side there is a utility area with covered wood store whilst at the front the garden is safely enclosed being laid mainly to lawns with mature borders. Wrexham centre is about three miles away with the nearest access onto the A483 at Sainsbury's roundabout about two miles distant, from where there is dual carriageway to Chester (12 miles). The neighbouring village of Gwersyllt has a wide range of local amenities including both Welsh and English speaking Primary Schools, a Secondary School, a neighbourhood Shopping Centre with Lidl and Iceland Supermarkets, various Pubs, a Railway Station, and the Gwyn Evans Sports Complex with swimming pool.

**DIRECTIONS:**

For satellite navigation use the post code LL11 4TR. From the roundabout above the A483 by Sainsbury's and B & Q take the exit signposted Summerhill and Bryn Hyfryd. Continue for about a mile to the next 30 mph speed matrix. Pass through the traffic calming area then continue for approximately one mile to a mini-roundabout. Turn right into Summerhill Park when the imposing wrought-iron gates of "Greenacres" will be seen immediately on the left.

**CONSTRUCTED**

of insulated brick-faced external cavity walls beneath a tiled roof.

**THE ACCOMMODATION**

of the MAIN BUNGALOW (with approximate room dimensions) comprises :-

**L-SHAPED HALL**

**5.13m(16'10") x 2.41m(7'11")**

and 4.97m(16'4") x 1.44m(4'9"). Approached through a PVCu panelled door with obscure double glazed side reveals. Two radiators. Coved ceiling. Two single power points. Telephone point. Oak flooring. Loft access-point with drop-down ladder to part boarded ATTIC which accommodates the "Worcester" gas fired central heating boiler. Double-doored cloaks cupboard with hanging rail and shelf. Two wall-lights. Two pendant light points. Central heating thermostat.

**LOUNGE**

**5.36m(17'7") x 4.27m(14'0")**

Cast multi-fuel stove to an antique brick fireplace surround with a heavy oak beam above. Oak flooring. Radiator. Coved ceiling. Two wall-lights. Two television aerial points. Satellite aerial. Four double power points. Double part glazed doors to:

**DINING KITCHEN**

**7.47m(24'6") x 3.20m(10'6") & 2.46m(8'1").**

The Kitchen Area is fitted with light oak shaker style units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of three-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher. Separate range of a corner base unit, wine-rack and microwave housing. A total of seven-doored suspended wall units. "Rangemaster Excel" dual fuel range cooker with five gas burners and two electric ovens. Chimney-style extractor hood. Ceramic tiled splash-back. Three double power points. Inset lighting to coved ceiling. Ceramic tiled floor. Square opening to:

**CONSERVATORY**

**4.27m(14'0") x 1.96m(6'5")**

with matching flooring. Radiator. Two double power points. French windows to the rear.

**UTILITY ROOM**

**2.26m(7'5") x 1.78m(5'10")**

Full length work surface with plumbing beneath for an automatic washing machine. Central heating programmer. Fully tiled. Three power points. Inset ceiling lighting. Part double glazed PVCu framed external door. Built-in cloaks cupboard with hanging rail and shelving.

**NO. 1 BEDROOM**

**4.09m(13'5") x 3.66m(12'0")**

to the face of a range of five-doored fitted wardrobes. Radiator. One double and two single power points.

**NO. 2 BEDROOM**

**3.78m(12'5") x 3.61m(11'10")**

Four single power points. Radiator. Views to rear.

**NO. 3 BEDROOM**

**4.27m(14'0") x 3.05m(10'0") maximum**

into alcove. Radiator. One double and one single power points.

**BATHROOM**

**2.67m(8'9") x 2.21m(7'3")**

Fitted as a "wet room" with heated travertine flooring. Walk-in shower area with deluge shower; shaped bath; semi-recessed wash hand basin and w.c. with concealed cistern and cupboard storage to the side. Fully tiled. Chrome ladder radiator. Inset ceiling lighting.

**THE ANNEXE**

(with approximate room dimensions) comprises :-

**ENTRANCE VESTIBULE**

**1.32m(4'4") x 1.17m(3'10")**

Approached through a PVCu panelled door with side window. Wood laminate floor.

**T-SHAPED HALL**

Oak flooring. Radiator. Loft access-point with drop-down ladder to the ATTIC which accommodates the "Worcester" gas fired combination boiler.

**LOUNGE**

**5.38m(17'8") x 3.48m(11'5") into bay.**

Open living flame electric fire to a contemporary marbled and oak finished surround. Oak flooring. Two radiators. Coved ceiling. Three double power points. Television and Sky aerial points.

**KITCHEN**

**3.48m(11'5") x 3.23m(10'7")**

Fitted light oak shaker style units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of four-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher, plumbing for an automatic washing machine, and corner built-under electric double oven. Tall unit with an integrated fridge and freezer. Inset gas hob with an integrated extractor hood above. Eleven-doored suspended wall units. Breakfast bar with radiator beneath. Fully tiled. Ceramic tiled floor. Radiator. Five double power points. PVCu double glazed door to:

**CONSERVATORY**

**3.66m(12'0") x 2.44m(8'0")**

Ceramic tiled floor. Double power point. French windows to rear.

**NO. 1 BEDROOM**

**3.66m(12'0") x 2.92m(9'7")**

Radiator. Television aerial point. Three double power points.

**NO. 2 BEDROOM/DINING ROOM**

**3.53m(11'7") x 2.79m(9'2")**

Radiator. Television aerial point. Ceramic tiled floor. Three double power points. Double doors to the Dining Kitchen of the Main Bungalow.

**BATHROOM**

**2.49m(8'2") x 2.21m(7'3")**

Fitted three piece white suite comprising a corner bath with shower mixer tap attachment, semi-recessed wash hand basin, and w.c. with concealed cistern and cupboard storage. Granite floor and work top. Fully tiled walls. Inset ceiling lighting. Extractor fan. Chrome ladder radiator.

**PARKING:**

Ornate double wrought-iron gates lead to a large tarmac PARKING AREA, off which there is a detached brick built and tiled DOUBLE GARAGE 5.71m(18'9") x 5.58m(18'4") fitted with separate electric up and over doors, electric light and three double power points. Fenced DOG RUN to the side with brick built KENNEL.

**OUTSIDE:**

Walled raised flagged PATIO to the rear with a side UTILITY AREA with a lean-to LOG STORE. Photograph shows view.

**GARDEN:**

Enclosed walled front garden with pavier PATIO and pathways together with lawns having well stocked shrubbery borders. Outside tap and lighting system.

**SERVICES:**

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING to the Main Bungalow is a conventional radiator system effected by the "Worcester" gas fired boiler situated in the Attic. Independent heating to the Annexe, again to a conventional radiator system effected by the "Worcester" combination gas fired boiler situated in its own Attic. The Annexe and Garage are fitted with intruder alarms. The property is wired for a BT telephone system.

**TENURE:**

Freehold. Vacant Possession on Completion.

**NOTE**

Certain fitted floor and window coverings are available by negotiation.

**VIEWING:**

By prior appointment with the Agents.

**COUNCIL TAX BANDS:**

The Main Bungalow is valued in Band "E".  
The Annexe is valued in Band "D".

**STAMP DUTY:**

The Stamp Duty on the asking price of this property would be £7,250.

**EPC:**

EPC = C. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at [www.epcregister.com](http://www.epcregister.com) - you will need to use the post code (LL11 4TR) and property name or number (Greenacres).

These particulars were prepared following initial inspection of the property and the descriptive comments are the opinion of Kent Jones & Company Estate Agents at that time.

RGJ/P152

