



**BOWEN**

PROPERTY SINCE 1862

Asking Price £325,000

🏠 4 Bedrooms    🚿 2 Bathrooms

Oakdene, Summerhill Road, Gwersyllt,  
Wrexham LL11 4SW



## Oakdene, Summerhill Road, Gwersyllt, Wrexham LL11 4SW

### General Remarks

"Oakdene" is a spacious four bedroom detached house which has been significantly extended and modernised by the current owners to an extremely high standard. The property boasts two reception rooms and the living accommodation now seamlessly blends character features with various modern fixtures and fittings. Presented to a high standard throughout, the property briefly comprises an entrance hallway, downstairs w.c., study/home office, living room with feature bay window, kitchen with french doors leading out to the rear garden, dining room, landing, main bedroom with en-suite shower room, three further bedrooms and a family bathroom. In summary, a cracking home and an early viewing could not come more highly recommended. EPC Rating - 73|C.

**Location:** Wrexham city centre is about three miles away with the nearest access onto the A483 at Sainsbury's roundabout about two miles away, from where there is dual carriageway access to Chester (12 miles). 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 a swimming pool.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Wood glazed door to the front elevation. Tiled floor. Radiator. Down-lighters.

**Downstairs WC:** PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin. Storage cupboard. Tiled floor. Radiator. "Worcester" combination boiler. Down-lighters.

**Study/Home Office:** 6' 11" x 5' 11" (2.12m x 1.81m) PVCu double glazed window to the front elevation. Radiator.

**Living Room:** 14' 6" x 12' 8" (4.42m x 3.86m) PVCu double glazed bay window to the front elevation. Walnut flooring. Radiator.

**Kitchen:** 14' 6" x 10' 9" (4.41m x 3.28m) PVCu double glazed door to the rear elevation. PVCu double glazed French doors to the rear elevation. PVCu windows to the rear elevation. White wall and base units with complementary wooden work-tops. Sink and drainer unit with mixer tap. Integral electric hob and cooker hood. Integral electric double oven. Integral dishwasher. Space for fridge freezer. Plumbing for washing machine. Radiator. Down-lighters. Tiled floor. Wall tiling. Understairs storage cupboard.

**Dining Room:** 11' 5" x 10' 10" (3.48m x 3.31m) PVCu double glazed bay window to the rear elevation. Radiator. Tiled floor.

### On The First Floor:

**Landing:** PVCu double glazed window to the rear elevation. Radiator. Attic hatch.

**Bedroom 1:** 14' 6" x 13' 1" (4.41m x 3.98m) maximum. PVCu double glazed window to the front elevation. Pine flooring. Radiator.

**En-Suite Shower Room:** PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Heated towel rail. Pine flooring. Wall tiling.

**Bedroom 2:** 10' 11" x 9' 3" (3.32m x 2.83m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 3:** 9' 11" x 8' 1" (3.03m x 2.46m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 4:** 10' 11" x 6' 3" (3.32m x 1.90m) PVCu double glazed window to the front elevation. Radiator.

**Bathroom:** 8' 0" x 5' 5" (2.43m x 1.66m) PVCu double glazed window to the side elevation. Three piece white suite comprising a panelled bath, low level w.c. and wash hand basin. Wall tiling. Radiator.

**Outside:** Externally there is a patterned concrete driveway to the front of the property together with a wildflower garden and steps down to a further patterned concreted area by the front door. The rear garden combines a decked Entertaining Space with steps down to a lawned section.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Downstairs WC.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 73|C.

**Council Tax Band:** The property is valued in Band "E".















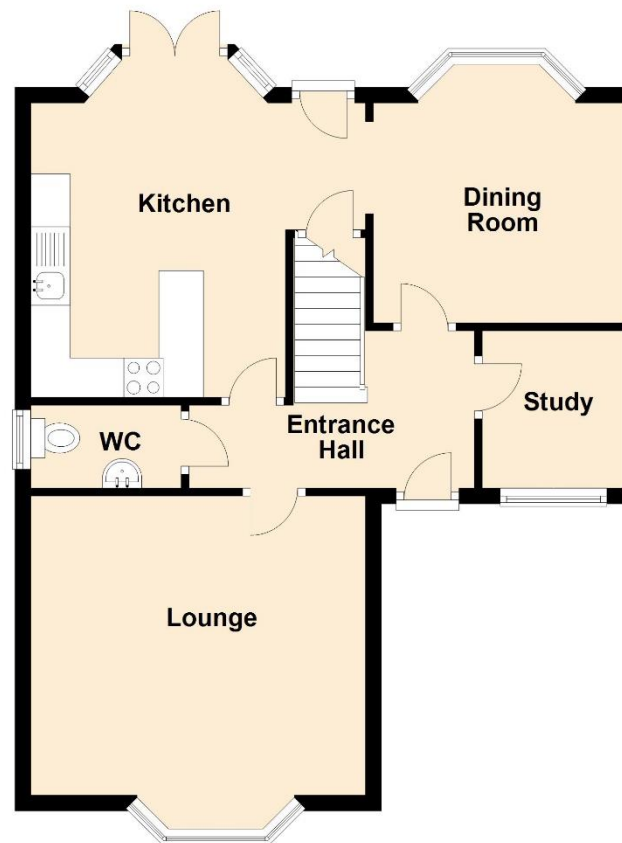
**Directions:** Leave Wrexham city centre on the Mold Road continuing past the Football Ground to the roundabout by B & Q at which continue straight across. At the large roundabout above the A483 take the second exit signposted Summerhill. Continue past Pendine Nursing Home and the property will be observed on the right-hand side of the road shortly after the traffic calming measures.

## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

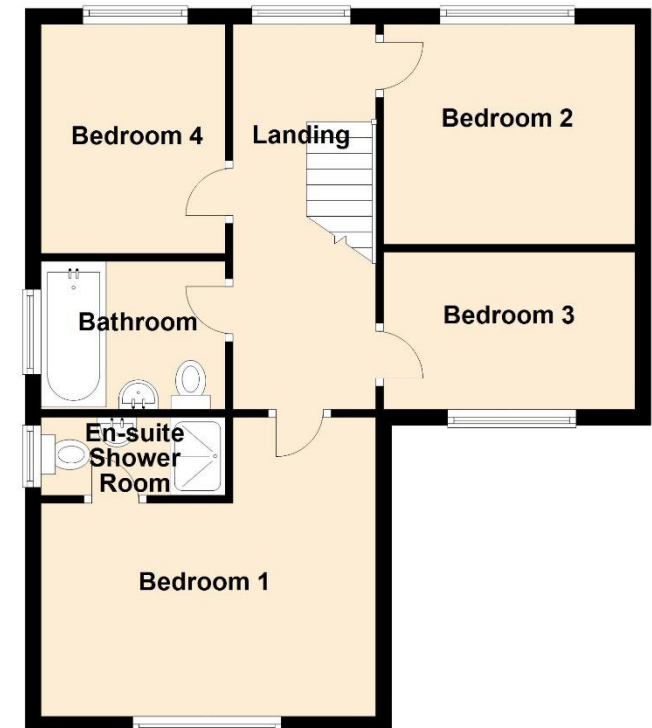
## Ground Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



## First Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



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