



**Montest, Bottom Road,  
Summerhill, Wrexham, LL11 4TR**

**Asking Price: £170,000**

**Bowen Son  
and Watson**

*with Kent Jones*

NO CHAIN - AN ATTRACTIVELY MAINTAINED AND PRESENTED MODERN DETACHED TWO DOUBLE BEDROOM BUNGALOW THAT DOES NOT FORM PART OF AN ESTATE WITH OPEN OUTLOOK, GARAGE AND CARAVAN SPACE.



# Montest, Bottom Road, Summerhill, Wrexham, LL11 4TR

- NO CHAIN. Modern Detached Bungalow
- Attractively Maintained and Presented
- Not on an Estate. Village Location
- Recessed Porch. Entrance Hall. Lounge
- Cream Toned Fitted Kitchen
- Two Double Bedrooms. Refitted Bathroom

## Description:

This attractively maintained bungalow is ready to walk into. With plain plastered coved ceilings throughout it comprises a recessed porch approached from the side drive; entrance hall; lounge with 7'9" wide patio doors to the rear garden; kitchen fitted with cream toned shaker style units; two double bedrooms, one with fitted wardrobes, and a fully tiled bathroom refitted with a white suite. Central heating is from a gas fired combi boiler and PVCu double glazing with matching fascias is installed. Outside the tarmac drive extends to double width to the side of the bungalow giving access to the attached garage with secondary parking/caravan space to its side. Open plan lawned front with lawns and terraced shrubbery garden at the rear.

## Location:

The property enjoys a slightly elevated position with glimpses of views between the properties opposite across the Cheshire Plain. 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.

## Constructed

of brick-faced external cavity walls with recessed rendered relief panel to the front elevation beneath a concrete tile-clad roof.

## The Accommodation

(with approximate room dimensions) On The Ground Floor comprises:-

### Recessed Porch

Over-head light. PVCu panelled door with double glazed side reveal to:

### Entrance Hall

Oak finished laminate floor. Coved ceiling with inset lighting. Radiator. Loft access-point with drop-down ladder to part boarded ATTIC. Cloaks cupboard. Separate linen cupboard. Single power point.

### Lounge

16' 0" x 11' 0" (4.87m x 3.35m)

Living flame electric fire to a painted fireplace surround. 7'9" (2.36m) wide patio doors to the rear garden. Coved ceiling. Radiator. Two double and one single power points.

### Kitchen

10' 4" x 8' 0" (3.15m x 2.44m)

Fitted cream toned shaker style units including a single drainer stainless steel sink inset into a total of five-doored base units, one drawer pack and four-doored suspended wall cabinets. Slot-in cooker space with "New World" gas cooker and integrated filter hood above. Extended work surfaces with "Beko" washing machine and a "Swan" fridge beneath. Matching boiler cupboard with an "Ariston" combination gas fired boiler. Coved ceiling. Five double power points exposed. Part tiled walls.

### No. 1 Bedroom

12' 11" x 10' 10" (3.93m x 3.30m)

including a four-doored corner wardrobe. Radiator. Coved ceiling. Two double power points.

### No. 2 Bedroom

11' 1" x 10' 6" (3.38m x 3.20m) Maximum

Built-in cupboard with fitted shelving. Radiator. Coved ceiling. Two single power points.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Bathroom**

6' 0" x 5' 6" (1.83m x 1.68m)

Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment, vanity wash hand basin and close coupled dual flush w.c. Fully tiled. Radiator.

**Outside:**

Open plan lawned front garden with specimen shrubs. Tarmac drive widening to double width at the side leading to an attached brick built GARAGE 15'6" x 7'4" (4.72m x 2.24m) fitted with a metal up and over door, electric light and power, tumble dryer, chest freezer and side personal door with a SECONDARY PARKING/CARAVAN SPACE to the side of the garage. Lawned rear garden leading to a terraced shrubbery garden beyond. Outside tap and lighting system.

**Services:**

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Ariston" combination gas fired boiler situated in the Kitchen. The property is wired for a BT telephone system.

**Tenure:**

Freehold. Vacant Possession on Completion. NO CHAIN.

**Note:**

Certain floor and window coverings are available by negotiation.

**Viewing:**

By prior appointment with the Agents.

**Council Tax Band:**

The property is valued in Band "D".

**EPC:**

EPC = D. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL11 4TR) and property name (Montest).



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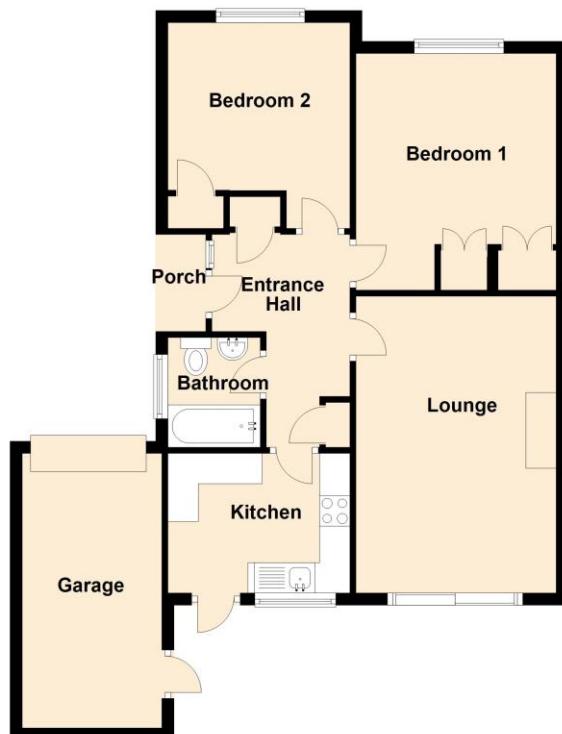
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**Directions:**

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 bear right where the road splits continuing for approximately half a mile when the property will be observed on the left just before a mini-roundabout.

**Ground Floor**

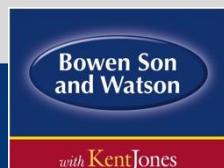
Approx. 69.2 sq. metres (744.7 sq. feet)



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