



Mayfield House

Top Road, Summerhill, Wrexham, LL11 4SR

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Guide Price - £325,000

Situated in a sought after area of Wrexham, this spacious three bedroom house offers panoramic views from the front and boasts a generous plot with lawned gardens, a large yard, and various outbuildings. Planning permission was granted in 2020 for the demolition of existing outbuildings, with outline planning permission secured for two additional dwellings (P/2019/0699, decision date 22/6/2020). This property presents an excellent opportunity for those seeking a home based business setup.

The accommodation comprises an entrance porch, sitting room, dining room, and kitchen on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property features a substantial yard providing ample off road parking, leading to a spacious three bay open garage, workshop, garden store, and container. The principal tiered lawned gardens are positioned at the rear of the property plus an additional lawned garden to front.

LOCATION

Summerhill is a semi urban village in the Gwersyllt community, on the outskirts of Wrexham. It offers convenient access to Mold and is within driving distance of Wrexham and Chester City Centre. Nearby are local amenities, including primary and secondary schools, convenience stores, and a public house. Leisure activities are plentiful with a cricket club, local park, and cycling and walking routes nearby. The A55 North Wales expressway provides easy connectivity to major commercial centres of the North West, including the M53 and M56 motorway network.

APPROXIMATE DISTANCES

Gwersyllt Station – 0.7 miles

Cefn-Y-Bedd Station – 1.5 miles

Caergwrle Station – 2.1 miles

Liverpool John Lennon Airport – 37.6 miles

Manchester International Airport – 46.4 miles





ACCOMMODATION

Approached from the yard area to the rear of the property.

ENTRANCE PORCH

Glazed door and windows, inner door and window through to the family room.

FAMILY ROOM

Window looking into the entrance porch, gas fire, radiator, door through to the kitchen.

KITCHEN

Wall, base and drawer units, single drainer sink unit with a mixer tap over, plumbing point for a washing machine, plumbing point for a washing machine, double glazed window, door to outside, door to dining room.

DINING ROOM

Double glazed window to rear, storage cupboard, stairs to the first floor landing, two radiators, door to the sitting room.



SITTING ROOM

Double glazed window and door to rear, electric fire, two radiators.

FIRST FLOOR

BEDROOM 1

Double glazed windows to front and rear, fitted wardrobes, radiator.

BEDROOM 2

Double glazed window, built in wardrobes, radiator.

BEDROOM 3

Double glazed window, radiator.

BATHROOM

Panel bath, shower above, WC and wash hand basin, tiles walls, radiator, built in airing cupboard, double glazed windows to front and side.



OUTSIDE

From the highway you arrive at a large yard area providing extensive off road parking and turning space.

GARDEN

There is a lawned garden and entrance to the front of the property. The principal tiered lawned gardens are positioned at the rear of the property.

OUTBUILDINGS

Three bay open garage, large workshop, garden store and storage container.

SERVICES

Mains water, electric, gas and drainage.

COUNCIL TAX

C

EPC

D

DIRECTIONS

Sat Nav – LL11 4SR

What3words - ///void.lands.yard





VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

NB

Potential buyers should note there was planning permission granted on 19/04/2018 for alterations and extensions to commercial premises involving the extension of the garages and a new flat roof, however this has now lapsed. Planning application P/2018/0187.

Furthermore, Rostons understands there is a certificate of lawfulness allowing a multitude of uses.

Rostons advise clarification of the above point prior to exchange of contracts via their legal representative.



PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

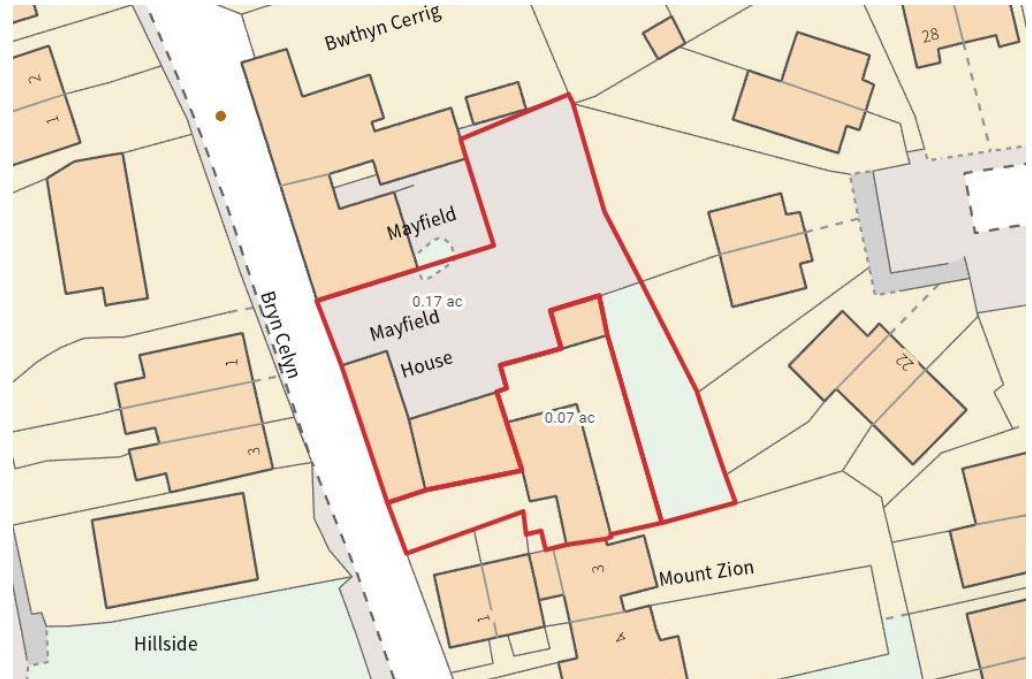
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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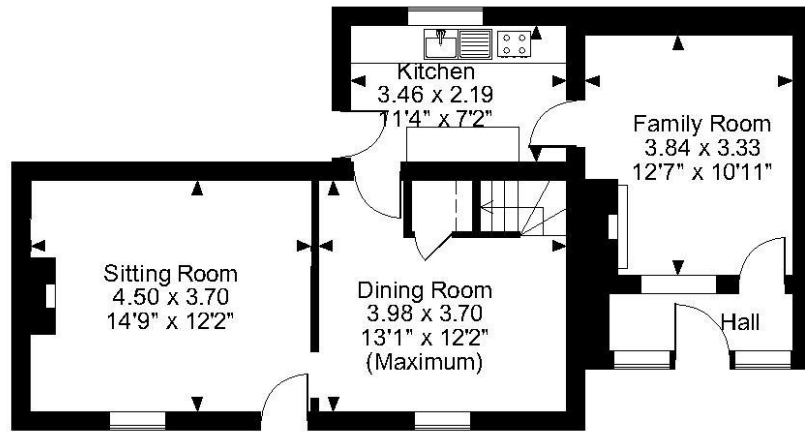
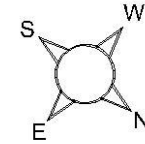
Approximate Gross Internal Area

Main House = 1051 Sq Ft/98 Sq M

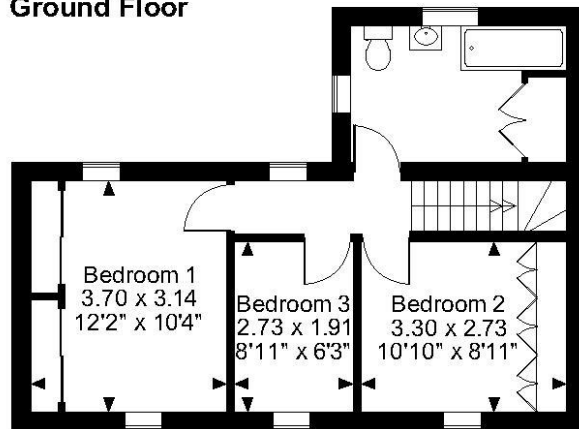
Garage = 711 Sq Ft/66 Sq M

Outbuilding = 921 Sq Ft/86 Sq M

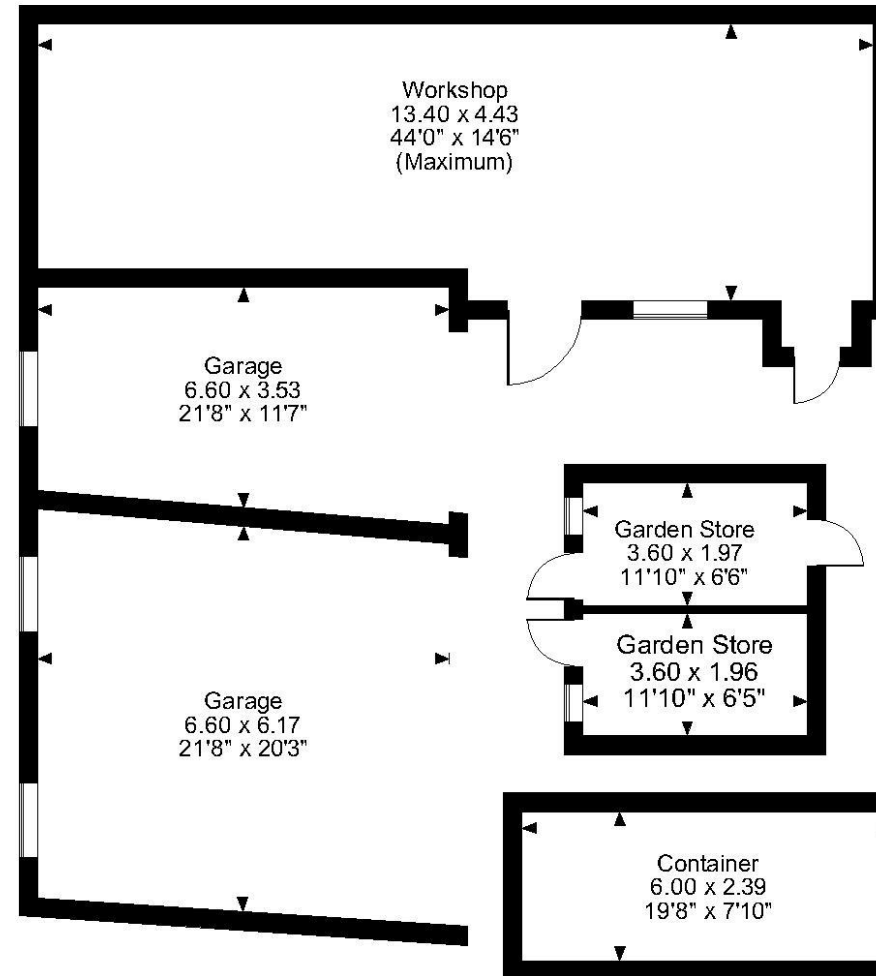
Total = 2683 Sq Ft/250 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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