



Bottom Road | | Summerhill | LL11 4TW

£170,000



ROSE RESIDENTIAL



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This charming semi-detached stone cottage offers versatile accommodation arranged over three floors. Recently renovated to a high standard, the property now benefits from a new Welsh slate roof, a full rewire, newly fitted kitchen and bathroom, and has been tastefully redecorated throughout. Furthermore, the property enjoys the added benefit of a rear garden and off road parking.

#### Porch

6'4" x 11'10" (1.95m x 3.63m)

A practical and welcoming UPVC double glazed porch provides access to the front of the property. Entry is via a side facing UPVC door, leading into the porch, with a further glazed wooden door opening into the lounge.

#### Lounge

13'8" x 11'10" (4.17m x 3.63m)

A spacious reception room retaining a wealth of original features, including a characterful stone fireplace with inset log burner, tiled flooring, and exposed beamed ceiling. The room benefits from a front facing UPVC double glazed window, complemented by a smaller side facing wooden window with privacy glass. A generous built-in storage cupboard houses the electricity meters and fuse board. An opening leads through to the kitchen, while a staircase provides access to a lower ground floor room.

#### Kitchen

14'0" x 11'10" (4.27m x 3.63m)

A beautifully designed and recently refitted kitchen featuring shaker-style units in an elegant olive finish, complemented by wood effect laminate worktops. Integrated appliances include a fridge/freezer, AEG electric oven and hob, extractor hood, and a Worcester boiler neatly housed within a cupboard. There is also space and plumbing for a washing machine, a generous corner pantry cupboard, newly fitted vinyl flooring, beamed ceilings and a rear facing UPVC double-glazed window providing plenty of natural light.







### Stairs to Ground Floor

Newly carpeted stairs leading down from the lounge.

### Additional Reception or Bedroom Three

13'11" x 11'3" (4.25m x 3.44m )

A highly versatile room, ideal for use as an additional reception room or a third bedroom. Recently re-plastered and tastefully redecorated, the space is enhanced by four contemporary wall lights, a rear facing UPVC double glazed window, and a rear facing solid wood door offering direct access to the garden. Further benefits include an underfloor ventilation system.

### Stairs and Landing

The newly carpeted staircase rises from the kitchen to the first floor landing where three doors lead off to the bedrooms and shower room.

### Bedroom One

14'0" x 11'10" (4.27m x 3.62m)

An exceptionally spacious double bedroom, recently redecorated, featuring a front facing UPVC double glazed window and a radiator.

### Bedroom Two

8'2" (max) x 11'10" (2.50m (max) x 3.62m)

Recently redecorated and fitted with new carpet, this room enjoys a rear facing UPVC double glazed window offering a delightful outlook over the garden and far-reaching views beyond. Additional features include a newly built wardrobe and a radiator

### Shower Room

Fitted with a newly installed suite comprising a low-level WC, a vanity sink unit, and a shower cubicle with mains fed shower and a bi-folding glass door. The walls are finished with modern PVC panelling, and additional features include a chrome heated towel rail and a rear facing UPVC double glazed window with privacy glass.

### External

To the front of the property, there is a charming stone boundary wall accompanied by a shrubbed area. The property also benefits from a gravelled parking area located to the side. From the parking area, steps lead down to the rear garden, which is predominantly laid to lawn. Immediately outside the rear door is a slate gravelled patio area, ideal for outdoor seating. The garden also features a small storage shed, shrubbed borders and panelled fencing.

### Disclaimer

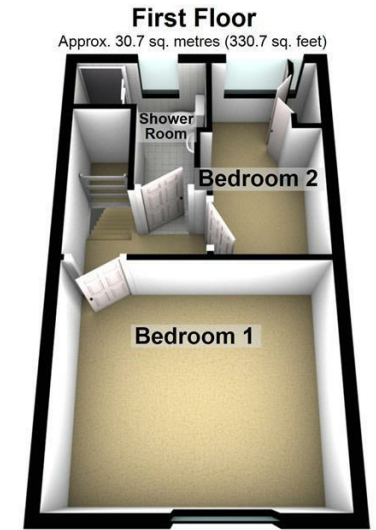
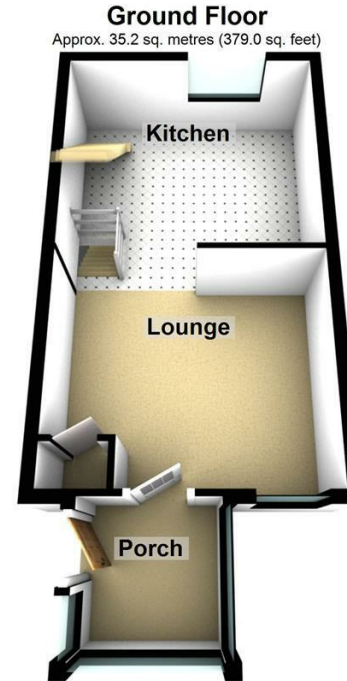
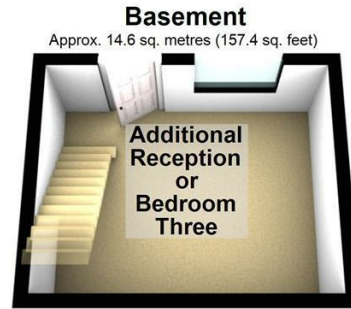
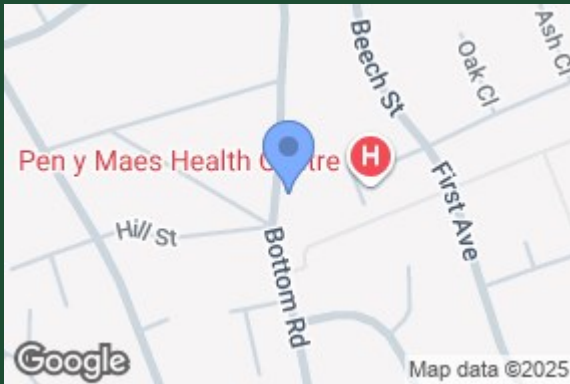
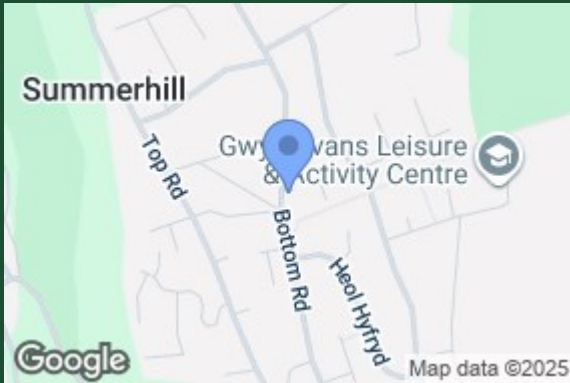
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Total area: approx. 80.6 sq. metres (867.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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