



## Wern View, Bersham LL14 4LS Offers In Excess Of £200,000

Welcome to Wern View, Bersham, Wrexham - a charming semi-detached house that could be your next dream home! This property boasts a beautifully appointed double aspect reception room with wood burning stove, perfect for entertaining guests or simply relaxing with your loved ones. A spacious kitchen with utility area completes the ground floor. With three comfortable bedrooms, there's plenty of space for the whole family to unwind and make memories. The house features a well-maintained bathroom, ensuring convenience and comfort for your daily routines. One of the standout features of this property is the parking space available for up to 3 vehicles, making it ideal for those with multiple cars or visitors. Located in the picturesque area of Bersham, Wrexham, this property offers a peaceful and serene environment to call home. Whether you're looking to enjoy a quiet evening in the garden or explore the nearby countryside, this house provides the perfect balance of tranquility and convenience. Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful home at Wern View.

- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN WITH UTILITY AREA
- OFF ROAD PARKING
- FAR REACHING VIEWS TO THE FRONT ELEVATION
- UPVC DOUBLE GLAZING & OIL FIRED CENTRAL HEATING
- SPACIOUS DOUBLE ASPECT LOUNGE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- PICTURESQUE COUNTRYSIDE LOCATION
- VIEWING HIGHLY RECOMMENDED!



## Entrance Hall

Stairs to first floor, composite front door, door to lounge.

## Lounge

Laminate flooring, multi fuel stove set on slate hearth, timber lintel, windows to front and rear, fitted storage cupboards.

## Kitchen

Fitted range of wall and base units complementary worktops, inset ceramic sink drainer, 4 ring electric hob, extractor, oven and grill, spaces for washing machine and dishwasher, tiled splash back, tiled floor, window to rear, understairs cupboard, utility area with space for dryer, under counter oil boiler, window and external door to side, vintage style radiator.

## First Floor Landing

Doors to three bedrooms and bathroom, loft access with drop down ladder, boarding in attic.

## Outside

Front - Off road parking area with space for 3 cars, timber fence and pedestrian gate to front.

Rear garden - Concrete hardstanding adjacent house, steps up to lawn with further steps up to decking with pergola and garden store, enclosed with fencing.

Covered area to side, gate to front, oil tank.

## Bedroom One

Spacious double bedroom with ample built in storage and two windows enjoying far reaching views, carpet.

## Bedroom Two

Carpet, window to rear, airing cupboard housing water tank.

## Bedroom Three

Carpet, window to front with far reaching views.

## Bathroom

Panel bath with central taps and hand hold shower attachment, shower enclosure with electric shower over, wc, hand wash basin set in vanity, heated towel rail, window to rear, extractor.

## Additional Information

Upvc double glazing approx 7 years old

Oil fired central heating

## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



## Material Information interactive report available

Interactive report available in weblink and virtual tour section.

## Mortgages

### MORTGAGES

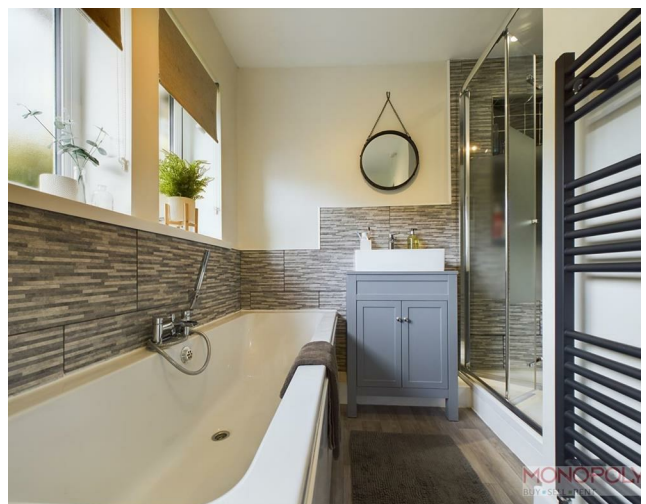
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

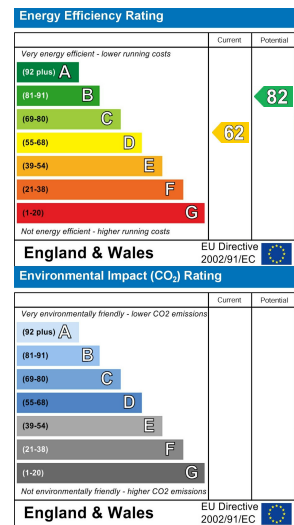
Your home maybe repossessed if you do not keep up repayments on your mortgage











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