



22 Wilkinson Drive Heritage Gardens, Bersham, LL14 4FD

A well presented 3 bedroom detached family home with large conservatory and a converted garage that can provide additional accommodation such as a home office, gym etc. enjoying a pleasant corner plot within this popular residential development overlooking a central green. Located on the fringe of the picturesque village of Bersham with its woodland walks and the amenities of Rhosyllen, the accommodation briefly comprises an open fronted porch, entrance hall with turned staircase and tall window to half landing, store cupboard, cloaks/w.c., well proportioned lounge with sliding patio doors opening to the impressive conservatory with living area and space for dining table. Fitted kitchen breakfast room with integrated appliances and bi fold doors opening to the conservatory. The 1st floor landing gives access to the 3 bedrooms and a family bathroom. The principal bedroom has the benefit of fitted wardrobes and an en-suite shower room. To the outside, a paved path leads to the porch alongside a lawned garden. To the rear is a private drive and access gate to the garden which enjoys a good degree of privacy, patio and lawned areas, a variety of trees and plants, pergola and access into the converted garage with lighting, power and 2 Upvc double glazed windows. Energy Rating - D (68)

Offers In Excess Of £275,000

22 Wilkinson Drive

Heritage Gardens, Bersham, LL14 4FD



- A well presented detached family home
- Hallway, cloaks/w.c
- Three bedrooms (1 en-suite)
- Gardens to front and rear
- Enjoying a pleasant corner plot within this popular residential development
- Well proportioned lounge, conservatory
- Family bathroom
- Open fronted porch
- Kitchen/breakfast room
- Private driveway

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKS/W.C

LOUNGE

13'8 x 11'9 (4.17m x 3.58m)

CONSERVATORY

21'7 x 13'6 max (6.58m x 4.11m max)

KITCHEN/BREAKFAST ROOM

23'0 x 10'5 (7.01m x 3.18m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

17'6 x 10'1 (5.33m x 3.07m)

EN-SUITE

BEDROOM TWO

11'0 x 9'8 (3.35m x 2.95m)

BEDROOM THREE

10'2 x 6'4 (3.10m x 1.93m)

FAMILY BATHROOM

OUTSIDE

FORMER GARAGE

16'6 x 8'3 (5.03m x 2.51m)

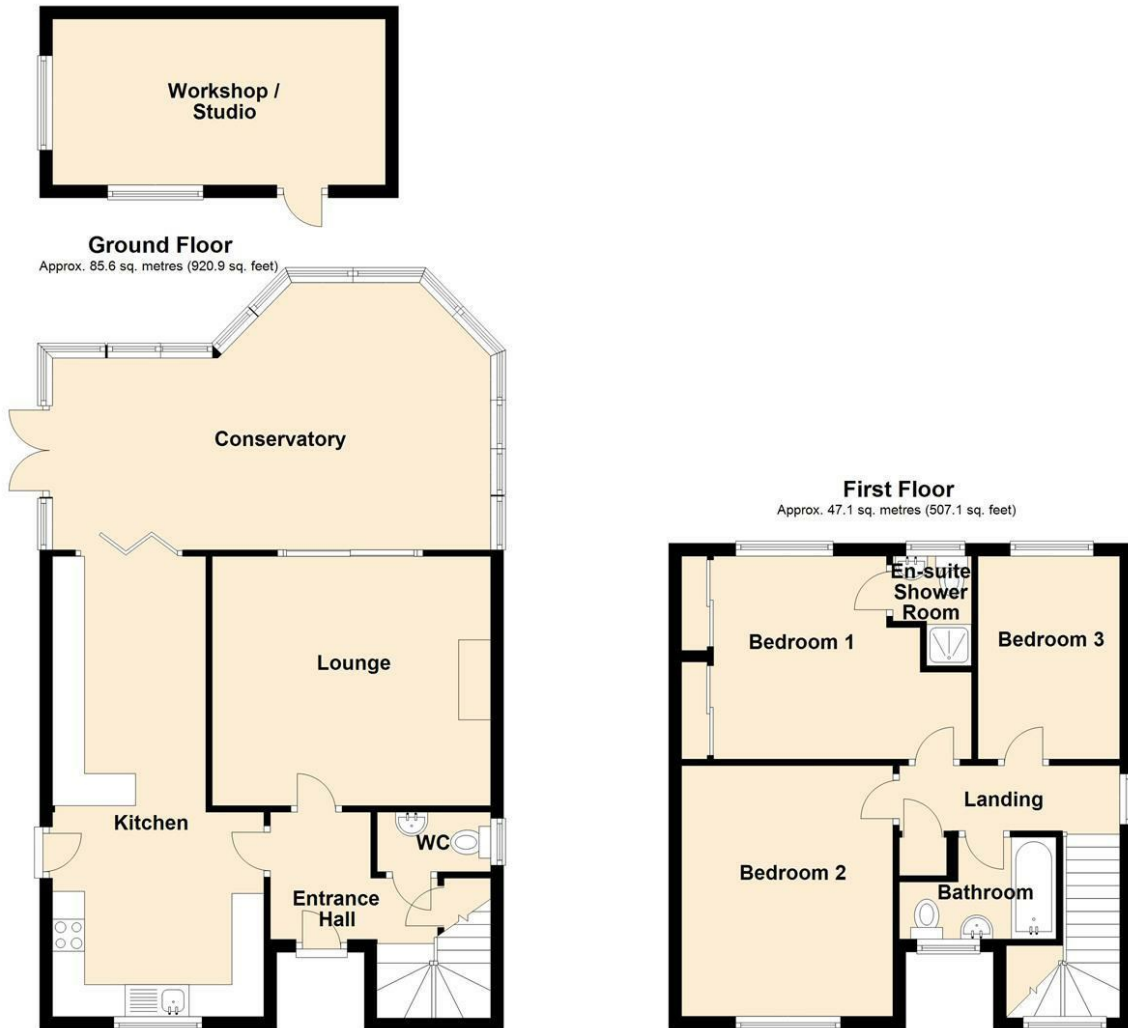
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	