



2 Berse Gardens, Berse Road, Caego, LL11 6TQ

Price £360,000

An extended and beautifully presented 4 double bedroom detached family home with garage offering impressive and upgraded accommodation maintained to an exceptional standard located within this small development in the village of Caego with an excellent range of amenities and road links within close proximity. This lovely home briefly comprises an open fronted porch, welcoming hall with Oak internal doors and turned staircase, cloaks/w.c., bay window fronted lounge with media wall incorporating a wide fire and a feature illuminated ceiling, sitting/playroom, sociable and well appointed kitchen dining room with an open aspect into the spacious sun lounge providing another reception room. Utility room. The 1st floor landing with Oak internal doors connects the 4 double bedrooms, 3 with fitted/built in wardrobes. The principal bedroom has the benefit of a well appointed en-suite shower room with Porcelanosa sanitary ware which is continued in the luxuriously appointed fully tiled family shower room with large walk in shower. To the outside, a concrete patterned drive provides double width parking alongside an artificial lawned garden and decorative slate borders. Garage with 'Hormann' electric door. The rear garden enjoys a good degree of privacy and has been designed for entertaining both children and adults with patio areas for outdoor dining and relaxing, artificial lawned and decorative slate borders. Energy Rating - C (71)

LOCATION

The village of Caego lies approximately 1 mile from Wrexham City Centre with excellent road links to the A483 by pass that connects Wrexham, Chester and Shropshire to allow for daily commuting to the commercial and industrial centres of the region. Both primary and secondary schools are within the catchment together with a local bus service. A village shop is within walking distance and the busy Plas Coch Retail Park with its supermarkets, coffee house and the soon to be opened M & S Foodhall is only a 5 minute drive.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing Glyndwr University on the right. At the roundabout turn left onto Berse Road and then the 2nd exit at the next roundabout. Continue under the bridge and into Caego where the entrance to Berse Gardens will be observed on the left after approx 50 yards.

ON THE GROUND FLOOR

Open fronted porch with part glazed composite entrance door opening to:

HALLWAY

Featuring grey wood effect flooring, radiator, coving to ceiling, turned staircase to first floor landing with useful storage cupboard below and attractive oak internal doors off to all rooms.

CLOAKS/W.C

Appointed with a close coupled w.c, wash basin with chrome mixer tap set within vanity unit, radiator, upvc double glazed window with granite sill and coving to ceiling.

SITTING ROOM/PLAYROOM 12'0 x 8'5 (3.66m x 2.57m)

A versatile reception room which could also be used as a home office with upvc double glazed window to front, radiator and coving to ceiling.

LOUNGE 18'2 into bay x 10'6 (5.54m into bay x 3.20m)

A lovely reception room with impressive lighting to ceiling featuring a upvc double glazed walk-in bay window to front with radiator below, almost full width media wall with recess for large wall mounted television and wide electric fire below, recessed shelving, pelmet lighting and two inset ceiling speakers.

KITCHEN/DINER 18'8 x 9'3 (5.69m x 2.82m)

An impressive sociable entertaining space with the kitchen area fitted with a range of base and wall units complimented by granite work surface areas with matching upstands incorporating a stainless steel inset 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, integrated dishwasher, Neff four ring gas hob with Neff oven/grill below and extractor hood above, integrated fridge, inset ceiling spotlights and grey wood effect flooring which continues into:

SUN LOUNGE 15'2 x 16'1 (4.62m x 4.90m)

An excellent addition to this family home with upvc double glazed French doors opening to the garden, upvc double glazed windows on a brick plinth, two radiators and inset ceiling spotlights.

UTILITY 9'4 x 5'6 (2.84m x 1.68m)

Fitted with a range of base and wall units complimented by granite work surface areas incorporating a 1 1/2 bowl inset sink unit with mixer tap, upvc double glazed window with granite sill, plumbing for washing machine, space for tumble dryer, space for undercounter fridge or freezer, radiator, grey wood effect flooring, part glazed composite external door, inset ceiling spotlights, coving to ceiling and Worcester gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

SPACIOUS LANDING

With gallery over stairwell, oak doors off to all rooms, ceiling hatch to roof space, upvc double glazed window and airing cupboard with slatted shelving and radiator.

BEDROOM ONE 10'8 x 10'6 (3.25m x 3.20m)

Fitted with an extensive range of fitted and built-in wardrobes, drawer units and overbed storage cupboards, upvc double glazed window to front, radiator and oak door opening to:

EN-SUITE

Appointed to an excellent standard with a Porcelain Oso white suite to include a double width walk-in shower enclosure with mains thermostatic shower, Drench style shower head and sliding entry door, wall hung wash basin with mixer tap, w.c with concealed cistern, beautifully tiled walls and floor, designer chrome heated towel rail, upvc double glazed window with granite sill and shelf, shaver socket, inset ceiling spotlights and extractor fan.

BEDROOM TWO 13'0 x 9'4 (3.96m x 2.84m)

Upvc double glazed window overlooking the rear garden, radiator, fitted wardrobes, drawer units, dressing table and overbed storage cupboards, coving to ceiling and inset spotlights.

BEDROOM THREE 12'2 x 8'6 (3.71m x 2.59m)

Upvc double glazed window to front, radiator and coving to ceiling.

BEDROOM FOUR 9'5 x 8'5 (2.87m x 2.57m)

A good sized fourth bedroom with upvc double glazed window to rear, radiator, fitted wardrobes and overbed storage cupboard.

FAMILY SHOWER ROOM 9'4 x 5'9 (2.84m x 1.75m)

Another superbly appointed shower room featuring Porcelain Oso suite to include w.c with concealed cistern, black wide sink unit with mixer tap and two door mirrored cabinet above, large walk-in shower with mains thermostatic shower, Drench style shower head and splash screen, designer chrome heated towel rail, shaver socket, fully tiled walls and floor, upvc double glazed window with granite window sill and shelf, inset ceiling spotlights and speakers.

OUTSIDE

The property is approached via a concrete patterned double width driveway providing ample parking and guest parking alongside an artificial grassed area with decorative slate borders.

GARAGE 17'4 x 8'7 (5.28m x 2.62m)

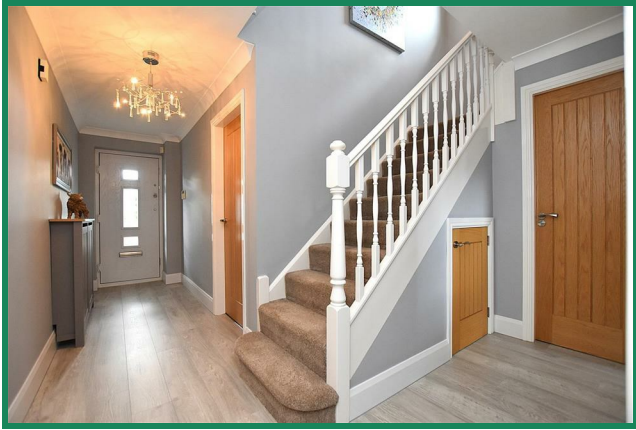
Recently fitted Hormann electric door, side personal door, lighting and power sockets.

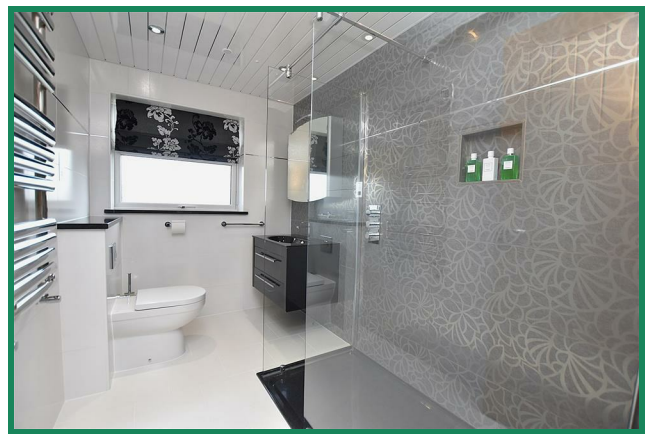
GARDENS

A lockable metal side garden gate and concrete patterned path leads to the rear garden which provides an excellent outdoor entertaining space to include a paved patio for barbeques and relaxing, decorative slate borders, artificial grass for low maintenance, cold water tap and security lighting, all of which is enclosed within timber fencing to provide a safe family environment.

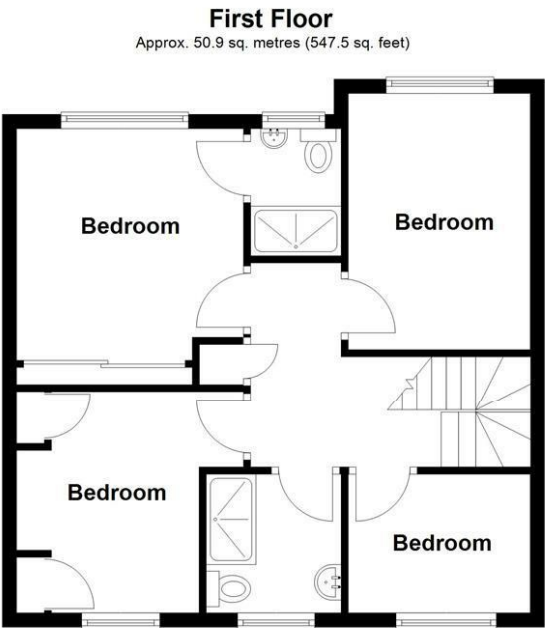
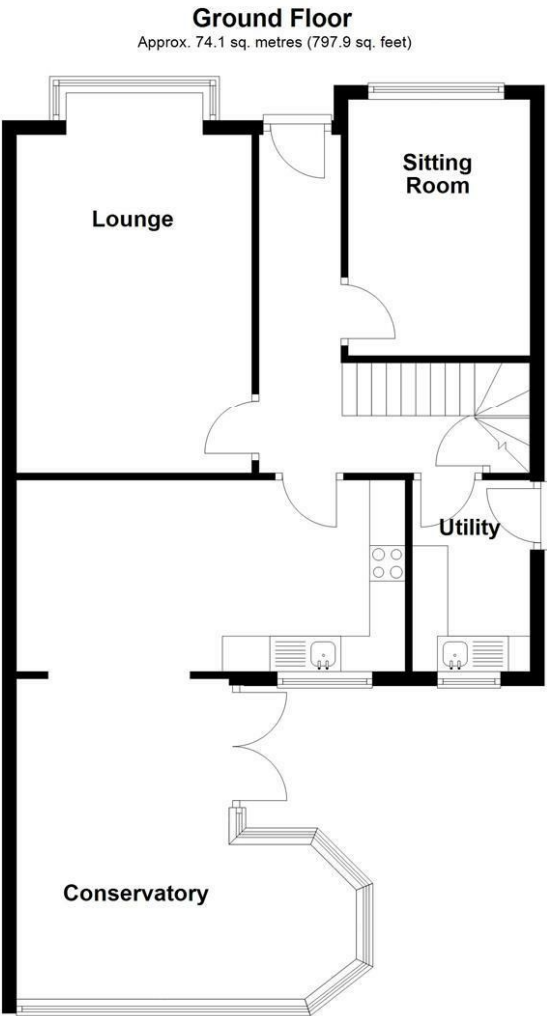
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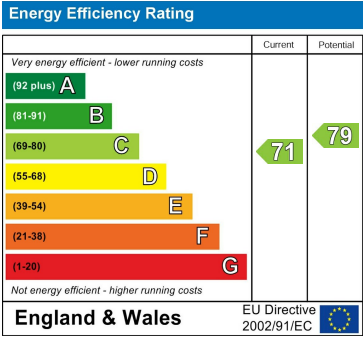
Floor Plan



Area Map



Energy Efficiency Graph



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