

**Kensington Close, Heritage Gardens,  
Wrexham, LL14 4FA**

**Price: £265,000**

**Grow**  
SALES + LETTINGS

- Detached House
- 4 Bedrooms
- 3 Bathrooms
- Set at the head of a quiet cul de sac
- Woodland aspect
- Close to Bersham village
- Easy access to A483 offering great access to Chester, Wrexham, Liverpool and Manchester
- Low maintenance front and rear gardens



A beautifully presented 4 bedroom, 3 bathroom detached home set at the head of a very quiet cul de sac.

With off road parking and integral garage its a perfect family home.

There are lovely low maintenance gardens to the front and rear with a lovely woodland aspect surrounding. With a spacious lounge, dining room, kitchen, conservatory, downstairs toilet, 4 bedrooms, family bathroom and en-suite shower room there plenty of space for a growing family



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**Front**

Set back from the road with off road parking for 2 vehicles, access to the garage via an up and over door, a front corner garden laid to decorative gravel with established shrubs. Pathway leading to a recessed porch with a composite door which opens to the entrance hallway

**Entrance Hallway**

Doors to lounge, kitchen and toilet, stairs to the first floor, wall mounted radiator

**Lounge** 16' 0" x 11' 0" (4.87m x 3.35m)

PVC double glazed box bay window to the front aspect, wall mounted radiator, wall mounted gas fire with marble back piece and hearth and mantle, coved ceiling

**Kitchen** 13' 9" x 9' 3" (4.19m x 2.82m)

A range of fitted wall, drawer and base units, worktop with inset 1.5 bowl sink unit with mixer tap, inset gas hob with oven under and extractor hood over, tiled splashbacks, space for a fridge freezer, wall mounted Worcester combination boiler, double glazed window to the rear, door to dining room and obscured glazed door to the conservatory



**Dining Room** 10' 2" x 9' 4" (3.10m x 2.84m)

PVC double glazed french doors opening to the rear garden, wall mounted radiator, coved ceiling



**Conservatory** 12' 7" x 9' 7" (3.83m x 2.92m)

Double glazed windows overlooking the rear garden double glazed door opening to the rear garden, tiled floor. A utility area comprising a worktop with plumbing for washing machine and space for a tumble dryer



**Downstairs Toilet**

Comprising a low level WC and wall mounted wash hand basin, part tiled walls, obscured double glazed window to the side, wall mounted radiator

**First Floor Landing**

Doors to bedrooms, airing cupboard and family bathroom, access to the roof space, double glazed window to the side aspect

**Bedroom One** 14' 8" x 11' 3" (4.47m x 3.43m)

Double glazed window to the rear aspect, wall mounted radiator, door to en-suite and interlocking door to bedroom two



### En-suite

A modern suite comprising a shower cubical with power shower, close coupled WC and wash hand basin. part tiled walls, wall mounted radiator, obscure double glazed window to the rear



### Bedroom Two 10' 7" x 10' 6" (3.22m x 3.20m)

Double glazed window to the front garden, wall mounted radiator



### Bedroom Three 9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to the rear aspect, wall mounted radiator



### Bedroom Four 9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed window to the front aspect, wall mounted radiator



### Family Bathroom

A modern suite comprising a panelled bath with shower plumbed in over, low level WC and wash hand basin, part tiled walls, obscure double glazed window to the front, wall mounted radiator

### Garage 16' 3" x 9' 3" (4.95m x 2.82m)

Accessed via an up and over door to the front with power points and lights

### Rear Garden

A beautiful, private and low maintenance garden laid mostly to paving with timber fencing surround, access to the front via a timber gate. Decorative gravel, established trees and shrubs' outside tap



## Floorplan



## Location

Set close to the historic village of Bersham which also offers a picturesque setting with a selection of riverside and woodland walks. There is excellent road links offering accessibility for commuting to Wrexham, Chester, Liverpool and Manchester plus there are great local amenities such as a primary school situated within the adjoining village of Rhostyllen.