

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

3 Bedrooms 1 Bathroom

50 Wilkinson Drive, Heritage Gardens,
Bersham, Wrexham LL14 4FD

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General Remarks

This beautifully presented three bedroom semi-detached house has been significantly modernised and improved by the current owner to include numerous high quality fixtures and fittings such as a contemporary kitchen with quartz worktops and splash-backs, a modern bathroom and replacement solid wood internal doors. The garage has also been converted in recent times to make a stunning and spacious kitchen/diner which is now the heart of the home. Double glazed throughout and with a "Worcester" combination boiler the living accommodation briefly comprises an entrance hallway, living room overlooking the rear garden, kitchen/diner, landing, main bedroom with substantial built-in wardrobes, two further bedrooms and a family bathroom complete with white suite. In summary, a high quality family home in a highly sought after development only a couple of miles from Wrexham.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the side elevation. PVCu double glazed side panel to the side elevation. Radiator. Wooden flooring.

Living Room: 16' 10" x 10' 11" (5.14m x 3.32m) PVCu double glazed French doors and window to the rear elevation. Radiator. Wooden flooring. Coved ceiling. Solid wood internal door.

Kitchen Diner: Viz:

Kitchen Area: 11' 6" x 8' 1" (3.50m x 2.47m) PVCu double glazed window to the front elevation. High quality wall and base units with quartz work-tops and splash-backs. Stainless steel sink with mixer tap. Space for a range-style cooker. Cooker hood. Space for an American-style fridge freezer. Integral washing machine. Tiled floor. Cupboard housing a "Worcester" combination boiler. Down-lighters. Solid wood internal door.

Dining Area: 16' 1" x 8' 0" (4.90m x 2.45m) PVCu double glazed window to the front elevation. Radiator. Tiled floor. Understairs storage cupboard. Down-lighters.

On The First Floor:

Landing: Radiator.

Bedroom 1: 11' 9" x 9' 4" (3.58m x 2.85m) to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes. Solid wood internal door.

Bedroom 2: 12' 4" x 9' 5" (3.76m x 2.86m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes. Attic hatch. Solid wood internal door.

Bedroom 3: 7' 7" x 7' 1" (2.30m x 2.17m) PVCu double glazed window to the rear elevation. Radiator. Attic hatch. Solid wood internal door.

Bathroom: 8' 3" x 5' 1" (2.52m x 1.56m) PVCu double glazed window to the front elevation. White three piece suite comprising a p-shaped panelled bath, low level w.c. and wash hand basin set into cabinet. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

Outside: Externally there is a lawned garden to the front of the property together with a double-width driveway. The rear garden is extremely well maintained and combines a paved Patio leading off the Living Room with steps up to a further lawned section, planted borders and a further small Patio at the end of the garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 71|C.

Council Tax Band: The property is valued in Band "D".









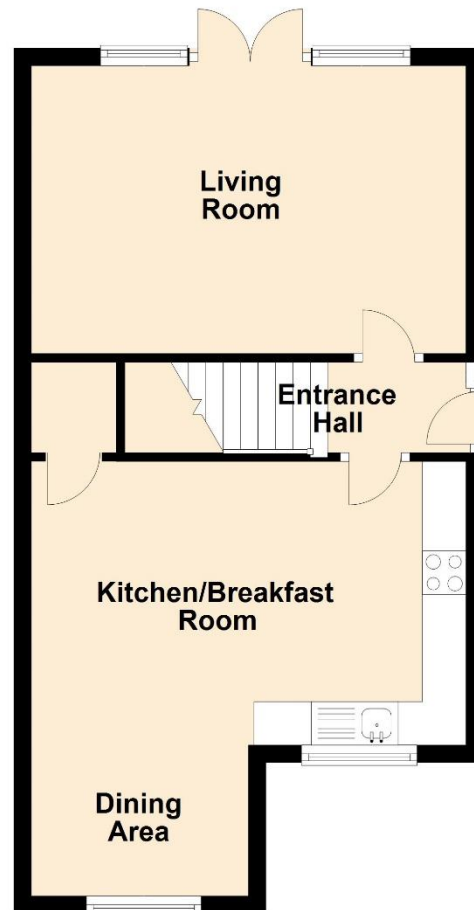
Directions: For satellite navigation purposes use the post code LL14 4FD. Leave the A483 at junction three and from the roundabout take the third exit signposted Johnstown. Turn almost immediately right onto the B5098 signposted Clywedog and Bersham. Continue to the next T junction and turn right. Pass over the by-pass and then take the first left. Turn right into Wilkinson Drive when the property will be seen on the right-hand side of the road towards the end of the road.

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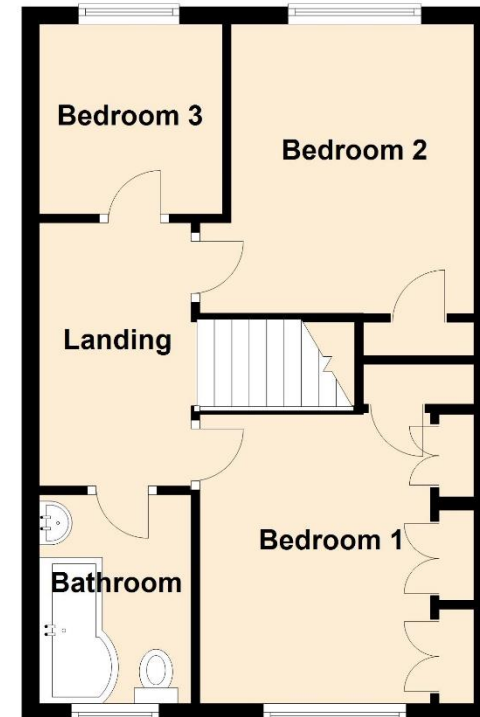
Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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