

Asking Price £340,000

4 Bedrooms 2 Bathrooms

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

BOWEN

PROPERTY SINCE 1862

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this well presented four bedroom detached house is located within a highly sought after development on the fringes of Bersham overlooking trees. The property has been maintained to a high standard by the current owners and boasts a kitchen/diner which is over 24 foot long, together with a downstairs w.c. and en-suite shower room. With double glazing throughout and a modern "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway with access to the garage, spacious living room with feature bay window, downstairs w.c., kitchen/diner, landing, main bedroom with substantial built-in wardrobes and en-suite, three further bedrooms and a family bathroom with a white four piece suite. In summary, a cracking family home and an early viewing is strongly advised.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Radiator. Wooden flooring. Access to the Garage. Down-lighters. Understairs storage cupboard.

Downstairs WC: PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin. Heated towel rail. Fully tiled walls. Tiled floor.

Living Room: 18' 4'' x 11' 2'' (5.59m x 3.40m) PVCu double glazed bay window to the front elevation. Two radiators. Gas fire with feature surround. Coved ceiling.

Kitchen Diner: 24' 8'' x 9' 4'' (7.53m x 2.85m) PVCu double glazed door and window to the rear elevation. PVCu double glazed patio doors to the rear elevation. Cream wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Integral dishwasher. Space for tumble dryer. Wall tiling. Wooden flooring. Space for fridge freezer. Radiator. Spot-lights. Cupboard housing a "Worcester" combination boiler.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Radiator. Attic hatch. Storage cupboard.

Bedroom 1: 13' 0'' x 11' 5'' (3.95m x 3.48m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes. Fitted drawers.

En-Suite Shower Room: PVCu double glazed window to the rear elevation. White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Fully tiled walls. Heated towel rail. Tiled floor.

Bedroom 2: 10' 10'' x 10' 7'' (3.29m x 3.23m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes. Fitted desk with drawers.

Bedroom 3: 9' 8'' x 9' 6'' (2.94m x 2.90m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 4: 9' 10'' x 6' 9'' (2.99m x 2.05m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Bathroom: 6' 9'' x 6' 5'' (2.07m x 1.96m) PVCu double glazed window to the front elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Down-lighters.

Outside: Externally there is a lawned garden to the front of the property together with a driveway which provides Off-Road Parking leading up to the Integral Garage.

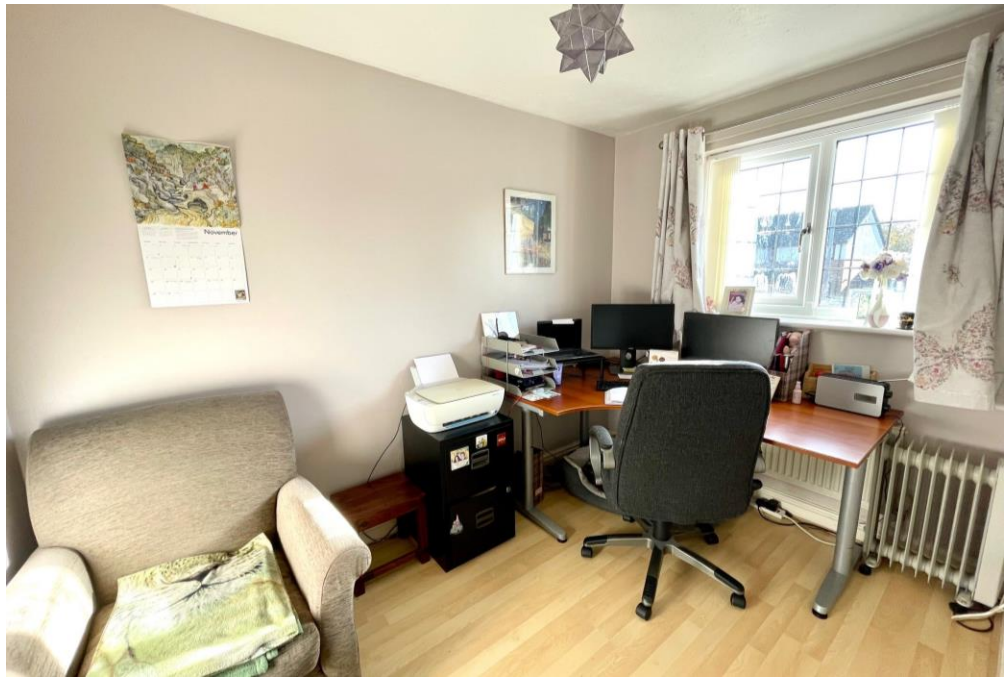













SIM G 1044
Kawasaki





Directions: For satellite navigation purposes use the post code LL14 4FD. Leave the A483 at junction 3 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 and the property will be seen on the left hand-side of the road towards the end of the cul-de-sac.

The rear garden is a major selling point to the property and combines a further lawned section with a paved Patio leading off the Kitchen Diner and with views of trees beyond.

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 boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

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