

Town & Country

Estate & Letting Agents

Wern, Bersham, Wrexham

£545,000



Built circa 1870, this charming traditional stone-built detached home retains a wealth of original features, including sash windows and decorative ceiling mouldings. Beautifully presented throughout, the property enjoys a pleasant position with stunning rural views and well-maintained gardens.

The accommodation comprises an inviting entrance hall, a living room with French doors to the garden, a characterful dining room, and a spacious kitchen/dining room with utility. To the first floor are three double bedrooms, including a generous principal suite with en suite, along with a family bathroom.

Externally, the front garden is attractively landscaped and south-facing, while the rear provides ample off-road parking, outbuildings, and versatile studio spaces.

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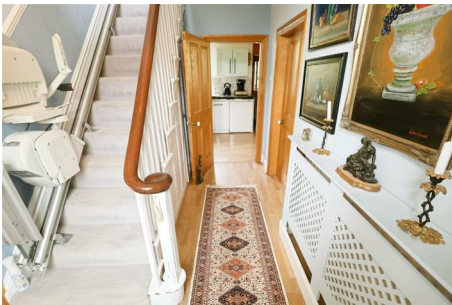
DESCRIPTION

A beautifully presented circa 1870 detached stone home offering character features, three double bedrooms, spacious living accommodation, stunning rural views, landscaped gardens, ample parking, and versatile studio/outbuilding space.



LOCATION

Situated in the desirable village of Bersham, this property enjoys a peaceful semi-rural setting surrounded by open countryside. The area offers a blend of scenic beauty and convenience, with easy access to Wrexham town centre for a wide range of shops, schools, and amenities. Bersham is well known for its historic charm, including the nearby Bersham Ironworks, and benefits from good road links to Chester, Oswestry, and the wider North Wales region.



ENTRANCE HALL

Welcoming entrance with laminate flooring, radiator and original staircase rising to first floor.



LIVING ROOM

12'6" x 13'2"

With French doors to front patio, feature cast iron fireplace and coving.



DINING ROOM

12'8" x 9'7"

Sash window with shutters, log burner with feature surround and radiator.



KITCHEN/DINING ROOM

23'0" x 7'6"

Fitted with shaker-style units, integrated appliances, rear aspect windows and access to utility.



UTILITY ROOM

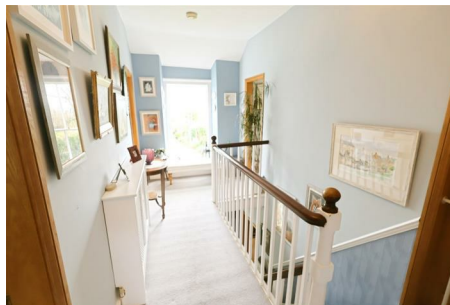
7'0" x 5'5"

With Belfast sink, plumbing for washing machine and rear aspect window.

REAR PORCH

4'6" x 4'6"

Quarry tiled floor and access to rear garden.



LANDING

With sash window, radiator and access to all rooms.



BATHROOM

6'4" x 5'6"

Fitted with bath and shower over, WC and wash basin.



PRINCIPAL BEDROOM

12'1" x 10'0"

Front aspect with views over garden and fields.



EN-SUITE

12'1" x 8'2"

Spacious shower room with WC and wash basin.



BEDROOM TWO

12'4" x 9'8"

Currently used as a dressing room with fitted wardrobes.



BEDROOM THREE

11'6" x 9'0"

Rear aspect double bedroom.



STONE OUTBUILDING

10'6" x 7'6"

Ideal for storage or workshop use.



PHOTOGRAPHY STUDIO

15'0" x 9'7"

With power, lighting and separate consumer unit.



ART STUDIO

17'0" x 13'4"

Versatile space split into two rooms with dual access.



EXTERNALLY

To the front of the property is a beautiful south-facing V-shaped garden with lawn, mature planting, stone walls, pergola and patio areas. There is a gated driveway to the rear with off-road parking for multiple vehicles, patio area and access to outbuildings.



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band - F

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your

needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



AWAITING FLOORPLAN

COMING SOON

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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