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| Wrexham | | LL14 4HQ

Offers In Excess Of £270,000

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We are delighted to bring to market this spacious and extended three-bedroom detached family home, beautifully presented throughout and situated in a much sought-after residential location. The property offers generous and versatile living accommodation, benefiting from gas central heating, uPVC double glazing, and ample off-road parking to the front. The ground floor comprises an entrance hallway, sitting room, dining room, lounge, inner hallway, and a well-fitted kitchen/breakfast room, providing excellent space for family living and entertaining. To the first floor there are three double bedrooms and a modern family bathroom. Externally, the home enjoys well-maintained gardens to the front and rear and a driveway providing ample off-road parking. The historical village of Bersham is located just outside Wrexham City Centre, offering a peaceful semi-rural setting with excellent access to local amenities, schools, and scenic countryside walks. The property is also ideally positioned for commuters, with easy access to the A483, linking to Chester, Oswestry, and the wider motorway network. This fantastic home combines space, comfort, and convenience, making it an ideal choice for families seeking a well-connected yet tranquil location.

- THREE BEDROOM EXTENDED FAMILY HOME
- THREE RECEPTION ROOMS
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- GENEROUS SIZED BEDROOMS
- VIEWING RECOMMENDED
- GARDEN AND PATIO



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which leads into the entrance hallway.

ENTRANCE HALLWAY

With single panel radiator, laminate wood effect floor covering.

SITTING ROOM

16'0" x 8'3" (4.88m x 2.52m)

With UPVC Double glazed window to the front, radiator, TV point, wood effect laminate flooring, coved ceiling.

DINING ROOM/ SNUG

11'5" x 11'4" (3.50m x 3.46m)

UPVC Double glazed window to the front, double panel radiator, wood effect laminate flooring, coved ceiling, door to the lounge.

LOUNGE

16'9" x 11'2" (5.13m x 3.41m)

UPVC Double glazed patio doors, opening to the rear garden, double panel radiator, coved ceiling, wood effect laminate flooring, Adam style fire surround with marble effect backdrop and hearth and living flame gas fire inset.

INNER HALLWAY

With staircase rising off to the first floor accommodation, under stairs storage cupboard, UPVC Double glazed and frosted window to the side. wood effect laminate flooring.

KITCHEN/ BREAKFAST ROOM

16'1" x 8'6" (5.17m x 2.60m)

Fitted kitchen comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating one and half bowl stainless steel unit with mixer tap and splash back tiling. Built in four ring electric hob, oven/grill, with canopy extractor hood above, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled floor, UPVC Double glazed and frosted door to the side, UPVC Double glazed window to the rear

FIRST FLOOR LANDING AREA

With access to the loft space, airing cupboard, doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

12'4" x 9'3" (3.78m x 2.84m)

UPVC Double glazed window to the rear elevation, single panel radiator.

BEDROOM TWO

11'0" x 9'3" (3.37m x 2.84m)

UPVC Double glazed window to the rear elevation, single panel radiator.

BEDROOM THREE

9'3" x 8'0" (2.83m x 2.46m)

UPVC Double glazed window to the front elevation, single panel radiator.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower above, dual flush low level w.c., wash hand basin set in a vanity unit, laminate flooring, Chrome ladder style radiator/towel rail, UPVC Double glazed and frosted window to the front.

OUTSIDE TO THE FRONT

The property is approached by a patterned concrete driveway offering off road parking for three to four vehicles and borders housing shrubs and bushes. There is access to both sides of the property leading to the rear garden.

OUTSIDE TO THE REAR

To the rear there is a paved patio/sitting area which leads to the astroturf lawn, a feature fish pond, good sized garden shed. The garden is made private with brick built walls to side boundary and feature wood fence to the end boundary.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

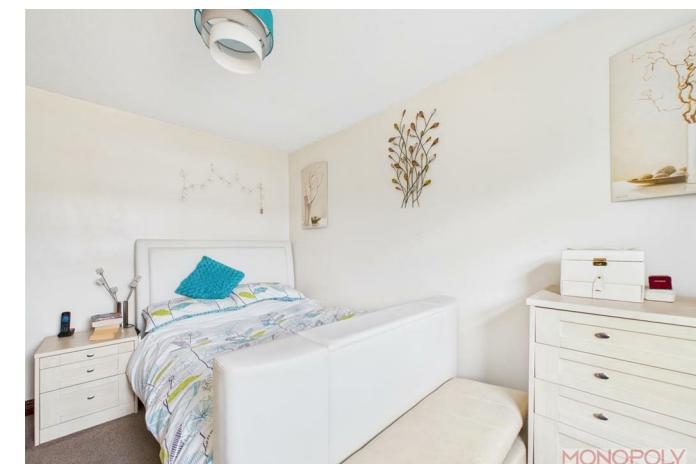
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

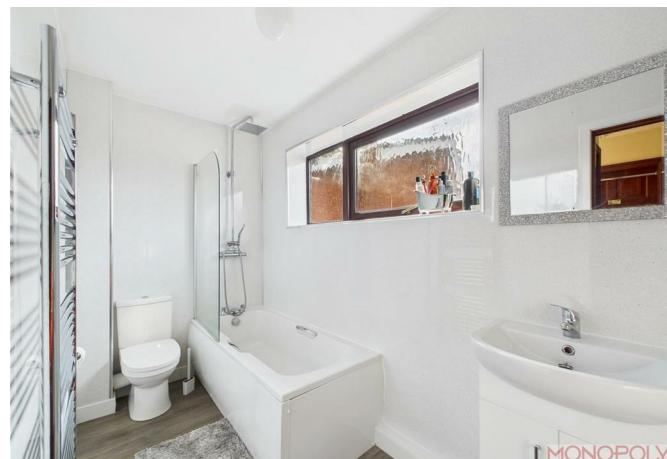
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			84
(69-80) C			
(55-68) D			70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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