

# Town & Country

Estate & Letting Agents

Sandringham Close, Heritage Gardens,  
Bersham

£229,000



Situated within a cul-de-sac forming part of this modern development, within an easy access of Wrexham city centre, local motorway networks and a host of day-to-day facilities. This beautifully presented and extended three bedroom semi-detached home benefits from central heating, recently installed UPVC double glazing and should be viewed to be fully appreciated. With internal accommodation comprising an entrance hall, kitchen, sitting/dining room, living room with log burner and a sitting room off with French doors opening to the rear garden. The first floor landing offers access to three bedrooms and the family bathroom. Externally to the front of the property is twin off-road parking spaces with side access leading to the rear garden which is low maintenance having paved pathways and a patio area, golden gravel gardens and enjoying a lovely sunny South West facing aspect.

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## Externally Front

With twin off-road parking positions with brick block borders to the front of the property and golden gravel raised planters, an external security light and water supply, UPVC fascias and soffits and Cedar composite cladding to the fascias. Low iron gate leads along the side of the property to a canopy positioned above the front door with an external courtesy light and a further iron gate leading to the rear garden.

## Entrance Hall

The property is entered through a composite double glazed secure front door with opaque matching side panel which opens to ceramic tile flooring, radiator, stairs off rising to the first floor accommodation and doors opening to the kitchen and living room.



## Kitchen

12'6 x 7'8

The kitchen is fitted with a range of lightwood grain style wall, base and drawer units with ornamental handles, ample work surface space houses a resin one and a half bowl sink unit with

adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood. There is integrated fridge space and plumbing for a washing machine. A ceramic tiled floor, a radiator and a window facing the front elevation.



## Sitting Room/ Dining Room

16'5 x 7'7

Converted from the original garage this room has timber laminate flooring with recessed downlights set within the ceiling and a window facing the front elevation with a radiator.



## Living Room

16'5 x 9'2

Featuring cast iron log burner with slate hearth and back plate with an external flu, engineered oak flooring, radiator, under stairs storage cupboard and a patio door opening to the sitting room which is an extension upon the original property.



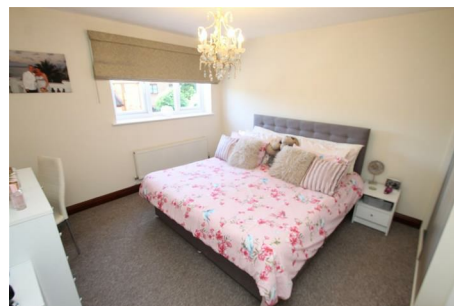
## Garden Room

13'4 x 6'6

With two windows facing the rear elevation, ceramic tiled flooring, an anthracite tower column style contemporary radiator, two skylights and recessed downlights set within the ceiling and a patio door opening to the rear garden.

## First Floor Landing

With a radiator, doors off to all three bedrooms and to the bathroom.



## Bedroom One

11'5 x 11'2

With a window facing the front elevation with radiator below and a fitted floor to ceiling wardrobe with sliding doors.





## Bedroom Two

11'2 x 10'5

Having a window facing the rear elevation with a radiator below, a fitted floor to ceiling wardrobe with sliding doors and a large built-in over the stairs storage cupboard with a radiator



## Bedroom Three

7'6 x 6'7

Window to the rear elevation and radiator.



## Bathroom

Installed with a panel bath with mixer tap and thermostatic shower above along with an extractor fan, pedestal wash hand basin and low level WC, radiator partially tiled walls with

timber laminate flooring, a mirror fronted medicine cabinet and opaque window to the front elevation



## Rear Garden

The rear garden enjoys a lovely sunny South facing aspect, being low maintenance with paved pathways and patio area with golden gravel gardens, outside lighting and power all of which is enclosed by a series of timber fence panels.



## Services

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

## Viewings

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

## To Make an Offer

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

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can

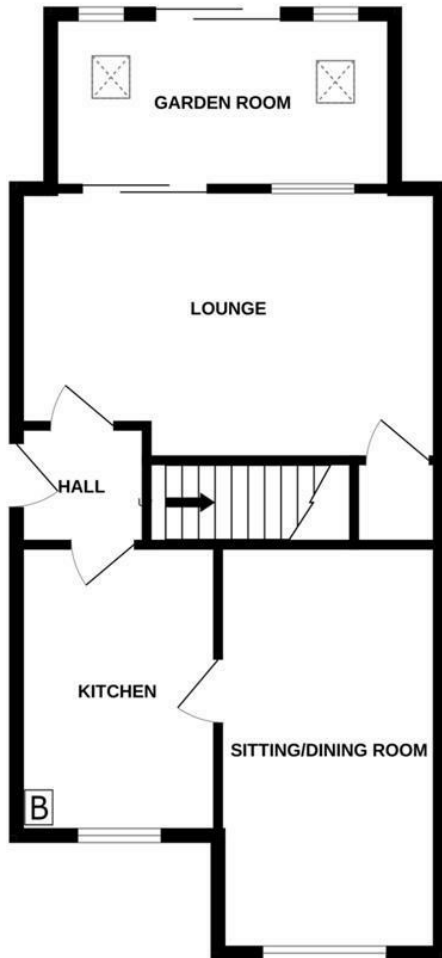
offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your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

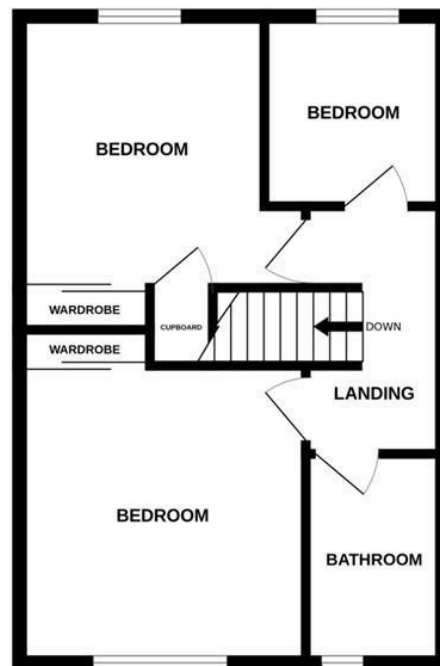
## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

GROUND FLOOR  
 569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
 432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	