

Town & Country

Estate & Letting Agents

Bersham, Wrexham

Offers In Excess Of
£350,000



Bersham Lodge, a Grade II listed former lodge house remodelled in 1855, sits on a generous plot within a conservation area. It offers two bedrooms, a living room with solid-fuel burner, a kitchen with dining/sitting area, and a bathroom. Outside, there is off-road parking, a lawned garden, and a stream with bridge access to neighbouring woodland. The property enjoys rural surroundings with established footpaths, while remaining convenient for Wrexham and local amenities.

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DESCRIPTION

Bersham Lodge is a Grade II listed former lodge house, remodelled in 1855, situated on a generous plot within a conservation area. The property provides two bedrooms, a living room with solid-fuel burner, a kitchen with adjoining dining/sitting room, and a bathroom. Externally, the grounds include off-road parking, a lawned garden, and a stream with a bridge giving access to neighbouring woodland. The location offers rural surroundings and established footpaths while remaining accessible to Wrexham and nearby amenities.



LOCATION

A Historic village near Wrexham, offering woodland walks and rural scenery with convenient access to local amenities and the A483.



ENTRANCE HALL

Accessed through a solid wooden front door, the hall features quarry-tile flooring, a radiator, and loft access, with doors leading to the living room, kitchen, both bedrooms, and the bathroom.



LIVING ROOM

12'5" x 12'9" max

Bay window to the front elevation and a second window to the side. Exposed brick flue with oak-beam mantel housing a cast-iron solid-fuel burner.



KITCHEN

12'9" x 9'6" max (l-shaped)

Ceramic-tiled floor and partially tiled walls. Fitted with a range of light wood-grain effect wall, base, and drawer units complemented by stainless-steel handles and work surfaces. Stainless-steel single-drainer sink with mixer tap. Space for a cooker with extractor hood above and plumbing for a washing machine. Glazed door opens to the dining/sitting room.



DINING/SITTING ROOM

12'9" x 11'4"

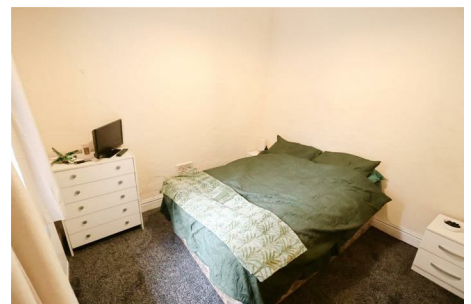
Double-aspect room with windows to front and rear, loft-storage access, radiator, and a door opening to the garden.



BATHROOM

6'9" x 5'7"

Panel bath with mixer tap, handheld shower attachment, and electric shower above. Low-level WC, pedestal wash hand basin, ceramic-tiled floor, partially tiled walls, radiator, and opaque side window.



BEDROOM ONE

9'3" x 9'2"

Front-facing window and radiator.

BEDROOM TWO

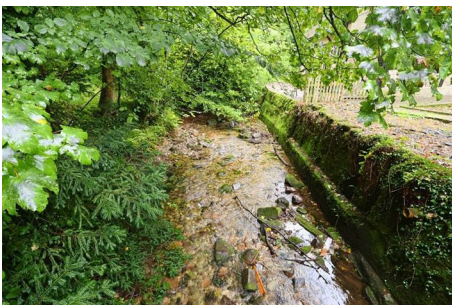
10'9" x 8'4"

Double-aspect with windows to the rear and side, radiator, and a fitted floor-to-ceiling airing cupboard.



EXTERNALLY

The property is approached through impressive ornate iron gates and matching railings, opening to ample off-road parking and a bridge over the river leading to the woodland. To the front is a substantial lawned garden with a timber shed and stone-walled boundary. Directly in front of the residence lies a scrub garden leading to a timber gate and an elevated concrete seating area overlooking the river.



Services (Wrexham)

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

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.

Property Particulars Disclaimer

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		15
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC