

# Town & Country

Estate & Letting Agents

Bersham, Wrexham

£395,000



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 (I-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

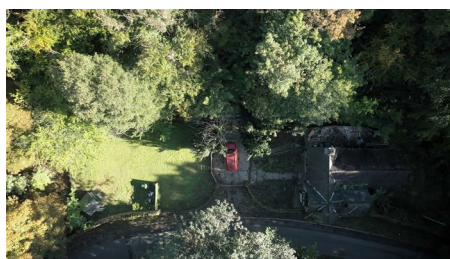
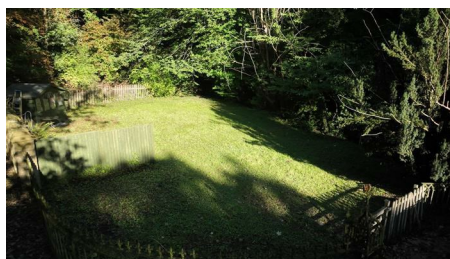
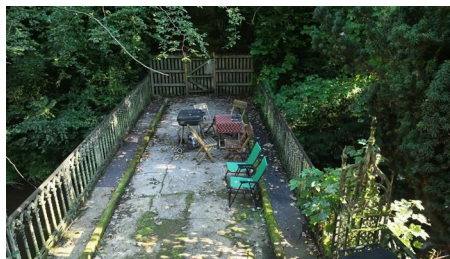
10'9" x 8'4"

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.



## 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.

## Services (Wrexham)

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



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

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.