

Town & Country

Estate & Letting Agents

Bersham Road, Wrexham

£189,950



A spacious and characterful three-bedroom property offering two generous reception rooms, a fitted kitchen, a newly appointed walk-in shower room and a useful utility and pantry cupboard. Retaining attractive period features, including original Victorian-style fireplaces, the home also benefits from an enclosed rear garden, brick-built outbuildings and two allocated parking spaces. Conveniently situated for Wrexham city centre, local amenities and transport links, this appealing property offers generous accommodation ideally suited to a range of buyers.

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DESCRIPTION

A spacious three-bedroom property offering two generous reception rooms, a fitted kitchen, a useful utility and pantry cupboard, and a well-presented family bathroom with a newly fitted walk-in rainfall shower. The property retains several attractive period features, including original Victorian-style fireplaces, while also benefiting from UPVC double glazing and a Worcester combination boiler. Externally, there is an enclosed rear garden, brick-built storage outbuildings, an outside WC and two allocated parking spaces.



LOCATION

The property is situated on Bersham Road, within an established residential area of Wrexham. The location is well placed for access to Wrexham city centre and its wide range of shops, supermarkets, leisure facilities, schools and transport connections. Bersham Road provides convenient access to the surrounding road network, making the property suitable for those travelling throughout Wrexham and to neighbouring towns and employment areas. Local educational facilities include the nearby Coleg Cambria Bersham Road campus, while everyday amenities can be found within the wider Wrexham area.



LIVING ROOM

11'4" x 15'0"

A bright and welcoming reception room featuring an attractive UPVC double-glazed bay window overlooking the front elevation, allowing plenty of natural light to enter. The room also benefits from a built-in storage cupboard housing the gas meter and a radiator positioned to the left as you enter.



SITTING ROOM

12'9" x 12'2"

A further spacious reception room featuring an original fireplace and a tall UPVC double-glazed window overlooking the rear elevation, providing an abundance of natural light.



KITCHEN

16'9" x 8'8"

A spacious fitted kitchen accessed from the second living room. The kitchen benefits from two UPVC double-glazed windows overlooking the side elevation and a wooden double-glazed rear door providing access to the garden.

The kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks extending from the worktops to the ceiling. There is space for a washing machine and a cooker with hob, together with a radiator. The Worcester combination boiler is also

housed within the kitchen.

An internal door provides access to the utility and pantry cupboard.



FIRST FLOOR LANDING

20'1" x 5'3"

A spacious and generously proportioned first-floor landing providing access to all three bedrooms and the family bathroom.



BEDROOM ONE

12'8" x 15'1"

A generously sized double bedroom featuring two UPVC double-glazed windows overlooking the front elevation, allowing an abundance of natural light into the room. A radiator is positioned to the left as you enter.





BEDROOM TWO

8'3" x 12'7"

A further spacious double bedroom with a UPVC double-glazed window overlooking the rear elevation. The room benefits from a floor-to-ceiling built-in wardrobe, an additional built-in storage cupboard and a charming original Victorian-style fireplace. A radiator is positioned to the left as you enter.



BEDROOM THREE

7'2" x 11'2"

A well-proportioned third bedroom featuring a UPVC double-glazed window overlooking the rear elevation and an attractive original Victorian-style fireplace.



FAMILY BATHROOM

5'3" x 8'7"

A well-presented family bathroom featuring tiled walls, vinyl flooring and a UPVC double-glazed window overlooking the side elevation.

The suite comprises a WC, a freestanding wash hand basin and a newly fitted walk-in shower with a rainfall showerhead. A small radiator is positioned to the left as you enter.



EXTERNAL

The property benefits from an enclosed rear garden featuring a wide concrete pathway and brick boundary walls. A timber gate provides access to the two allocated parking spaces included with the property.



OUTBUILDINGS

The rear garden also contains useful brick-built outbuildings comprising an outside WC and a separate storage shed.



PARKING

A timber gate provides access to the two allocated parking spaces included with the property.

Services

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

Freehold

Council Tax Band - C (£1949 Per Year)

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.

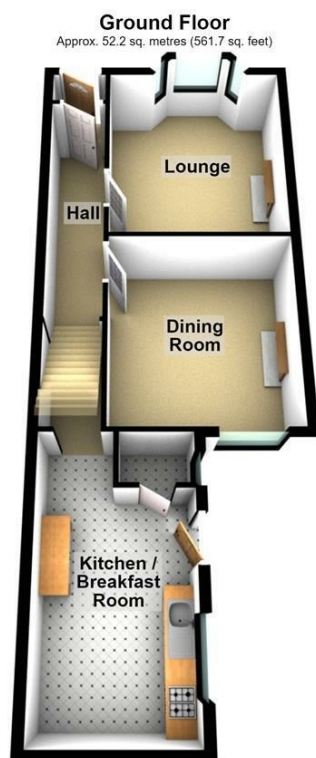
Mortgage Advice

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.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC