



48 The Homestead, Bersham,  
Wrexham, LL14 4HQ

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## 48 The Homestead, Bersham, Wrexham, LL14 4HQ

An immaculately presented two bedroom semi-detached property located within the established residential development 'The Homestead'. Situated approximately 1.5 miles from Wrexham Town Centre, the property is also conveniently positioned for access to the Maelor Hospital and A525 and A483 by-pass. Available with No Onward Chain. EPC Rating - Awaited.

### Description:

An immaculately presented two bedroom semi-detached property situated within a quiet cul-de-sac with off-road parking for two cars and an enclosed rear garden. The internal accommodation in brief comprises an entrance porch with oak effect internal door leading to the lounge with oak flooring and under-stairs desk space. There is a fully fitted kitchen with anthracite grey units leading to the conservatory. On the first floor there are two double bedrooms, both with fitted wardrobes, and a contemporary shower room.

### Location:

Located within a quiet cul-de-sac within a development on the western fringe of the town adjacent to open countryside. It is about a mile equidistant from the town centre and the nearest access-point onto the A483 town by-pass. More local amenities include a Convenience Store; Aldi and Morrisons Supermarkets; Victoria Junior and Clywedog High Schools and walks within Erddig National Trust.

### The Accommodation

(with approximate room dimensions) on The Ground Floor comprises:-

#### Entrance Porch

Oak flooring. PVCu external door. Double glazed window. Oak effect glazed internal door leading to Lounge. Cupboard housing the electric consumer unit and the gas meter.

#### Lounge

14' 8" x 14' 4" (4.48m x 4.36m)  
Oak flooring. Double glazed window into bay.  
Radiator. Thermostat control for boiler. Wall mounted electric fire with mirror effect and stones. Television aerial point. Power points. Decorative coving. Ceiling light fitting. Under the stairs currently has space for a desk and has its own spot-lights.

#### Kitchen

14' 4" x 8' 8" (4.36m x 2.63m)  
Comprising a range of anthracite grey wall and base units with laminate work-top surfaces and a tiled effect splash-back. One-and-a-half-bowl sink unit with draining board.



"Stoves" range cooker with seven-ring gas hob, stainless steel splash-back and extractor hood over. The range cooker has two ovens, a grill and a plate-warmer. Integrated under-counter fridge with separate freezer and plumbing for washing machine. There is wood effect vinyl flooring. Two ceiling light fittings. Power points. Double glazed window. Wall mounted "Trianco" gas central heating boiler.

#### **Conservatory**

10' 3" x 7' 5" (3.13m x 2.25m)

Tiled flooring. Radiator. Power points. Doors leading out onto the enclosed rear garden.

#### **On The First Floor:**

#### **Landing**

Fitted carpet. Power points. Ceiling light fitting. Loft hatch.

#### **No. 1 Bedroom**

14' 4" x 10' 10" (4.37m x 3.31m)

Comprising a range of fitted sliding and mirrored wardrobes. Fitted carpet. Radiator. Double glazed window. Power points. Decorative coving. Ceiling light fitting. Store cupboard over the stairs housing the hot water tank.



#### **No. 2 Bedroom**

10' 8" x 8' 0" (3.24m x 2.45m)

Comprising a range of fitted sliding and mirrored wardrobes. Fitted carpet. Radiator. Power points. Double glazed window. Ceiling light fitting.

#### **Shower Room**

6' 8" x 5' 11" (2.02m x 1.80m)

Fitted with a three piece suite comprising a wash hand basin set in white vanity unit with drawers beneath, matching low level w.c. and corner tiled shower enclosure having "Triton" electric shower unit and chrome shower head attachment. Frosted double glazed window. Fully tiled walls. Tiled flooring. Radiator. Ceiling light fitting. Extractor fan.

#### **Exterior:**

To the front of the property there is off-road parking for two vehicles and gated access to the side. To the rear of the property there is a private and enclosed easy to maintain garden. There is an artificial lawn with slate chipped borders. Raised artificial lawn with sleepers and raised planted beds. Garden Shed. Outdoor lighting. Fenced boundaries.

#### **Tenure:**

Freehold. No Onward Chain.

#### **Viewing:**

By prior appointment with the Agents.

#### **Services:**

All mains services are connected subject to statutory regulations. The property is centrally heated by way of a "Trianco" wall mounted conventional gas boiler located in the Kitchen.

#### **Council Tax Band:**

The property is valued in Band 'C'.



## Directions:

For satellite navigation use the post code LL14 4HQ. From the Agents Offices proceed up Regent Street to the traffic lights, at which turn left into Bradley Road. Pass the former Fire Station and at the mini-roundabout continue straight ahead and at the next traffic lights continue ahead again onto Victoria Road. Take the second turning right onto Bersham Road and continue through the traffic calming measures and over the bridge. Take the second turning right into The Homestead. At the 'T' junction bear right, follow the road around, where the property will be seen on the right-hand side.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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