



Guide Price £295,000

Sundawn, Berse Drelincourt, Berse Road,  
New Broughton, Wrexham LL11 6SL

 4 Bedrooms

 2 Bathrooms

 Land

# Sundawn, Berse Drelincourt, Berse Road, New Broughton, Wrexham LL11 6SL



## General Remarks

Grade II Listed. Situated less than 1.5 miles away from Wrexham City Centre and all its amenities and enjoying level gardens with adjoining small paddock extending in total to approximately 0.91 acres, "Sundawn" comprises an excellent opportunity for refurbishment and improvement. The property is approached via a private driveway to an ample parking and turning area with double garage and attached storeroom and former pool house together with timber stables. The accommodation has a conservatory, hallway with cloakroom, dining room, lounge, breakfast kitchen, utility porch and four bedrooms (one en-suite) and family bathroom.

## Accommodation

**Conservatory:** 15' 5" x 11' 6" (4.71m x 3.51m) Tiling to floor. Constructed with single glazed timber framed elevations to:

**Entrance Hall:** 7' 10" x 4' 7" (2.38m x 1.39m)  
Approached through a part glazed door. Radiator.

**Cloakroom:** 5' 1" x 2' 7" (1.55m x 0.78m) Fitted with a two piece suite finished in "wild sage" comprising close flush w.c. and wall mounted wash hand basin. Loft access-point. Part tiling to walls.

**Lounge:** 19' 6" x 12' 0" (5.94m x 3.66m) Beamed finish to ceiling. Corner brick fireplace and hearth with provision for open fire. Radiator. Two double glazed windows. Ceiling spot-lights. Television aerial point.

**Inner Hallway:** 28' 4" x 2' 6" (8.64m x 0.77m) Dado rail.

**Dining Room:** 13' 11" x 10' 8" (4.24m x 3.24m) Part timbered walls to dado height. Radiator. Lead-lighted double glazed window. Central heating thermostat. Coved finish to ceiling. Arched display recess.

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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 endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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**Kitchen and Breakfast Room:** 18' 10" x 10' 8" (5.73m x 3.24m) Fitted with a range of white shaker-style panel-fronted units comprising enamelled-style inset sink unit set into a range of base storage cupboards set beneath laminate timber-effect topped work surfaces. Range of matching suspended wall cupboards. Integrated refrigerator and freezer. Integrated dishwasher. Beamed ceiling. Tiling to floor. Tiling to work areas. Range of matching suspended wall cupboards. Radiator. Fitted plate-shelf to Dining Area. Lead-lighted double glazed windows. Double doors to Dining Room.

**Utility/Rear Porch:** 10' 6" x 6' 3" (3.20m x 1.90m) External timber door with lead-lighted reveal. Double glazed and lead-lighted side windows. Fitted with a range of white panel-fronted units comprising stainless steel single drainer sink unit set into triple base cabinet with matching triple wall unit. Tall double-doored storage cupboard. Beamed-effect to ceiling. Space with plumbing for automatic washing machine. Space for tumble dryer. Tiling to work areas. Tiling to floor.

**Bedroom 1:** 12' 7" x 11' 3" (3.83m x 3.42m) Double glazed windows to return elevations. Radiator.





**En-Suite Shower Room:** 4' 6" x 5' 1" (1.38m x 1.55m) Fitted with a two piece suite comprising a pedestal wash hand basin and shower tray. Tiling to walls. Double glazed window. Fitted shower screen.

**Bedroom 2:** 12' 0" x 10' 4" (3.66m x 3.16m) Two double glazed windows. Radiator. Fitted triple and single wardrobes with open corner shelving having two bedside cabinets with fitted shelving above and recess for single bed with bridging blanket cupboards over.

**Bedroom 3:** 12' 0" x 8' 2" (3.67m x 2.48m) Radiator. Double glazed window. Lobby to airing cupboard. Stairs off to:

**Loft Room/Storage Room:** 8' 0" x 5' 4" (2.45m x 1.63m) "Velux"-style roof-light.

**Bedroom 4:** 12' 0" x 9' 3" (3.67m x 2.83m) Radiator. Double glazed window. Fitted double wardrobe with two drawer packs having blanket cupboards above. Fitted knee-hole dresser unit. Radiator. Double glazed window.

**Bathroom:** 10' 8" x 6' 0" (3.24m x 1.82m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath. Full tiling to walls. Lead-lighted double glazed window. Loft access-point. Radiator.

**Outside:** The property is approached off the highway via a private driveway which opens up to a deep and wide Car Parking and Turning Area. Off the driveway

is a Double Garage: 6.29m x 3.91m with inspection pit plus 6.37m x 4.58m. The garage has twin double opening doors. Attached to the side of the garage there is a Storeroom: 2.80m x 2.36m. In front of the property there is a raised lawned garden with pathway to the front door. There is a small Patio Area in front of the Conservatory. Beyond the driveway there is a further lawned garden with pathway leading to the Former Pool House: 9.02m x 5.53m. The swimming pool has been covered over. Adjoining the pool room is the Former Pump House: 3.45m x 1.49m. Beyond the garage there is a further enclosed area laid with concrete hardstanding having blockwork and timber Stables: 6.14m x 3.30m (overall).

**Paddock:** Adjoining the property there is a small rectangular Paddock extending to approximately 1500 square metres (approximately 0.97 acres). The gardens and driveway and property occupy an area of approximately 0.51 acres. The whole plot extends to approximately 0.9 acres or thereabouts.

**Note:** Situated to the east of the property at the rear section of the plot is a family grave. The vendors wish to retain an easement for them to visit and tend to the grave (details to be clarified).

**Services:** Mains water, gas and electricity are understood to be connected to the property subject to statutory regulations. Drainage is to a septic tank situated in the front lawn.





The central heating is a conventional radiator system effected by a gas-fired boiler.

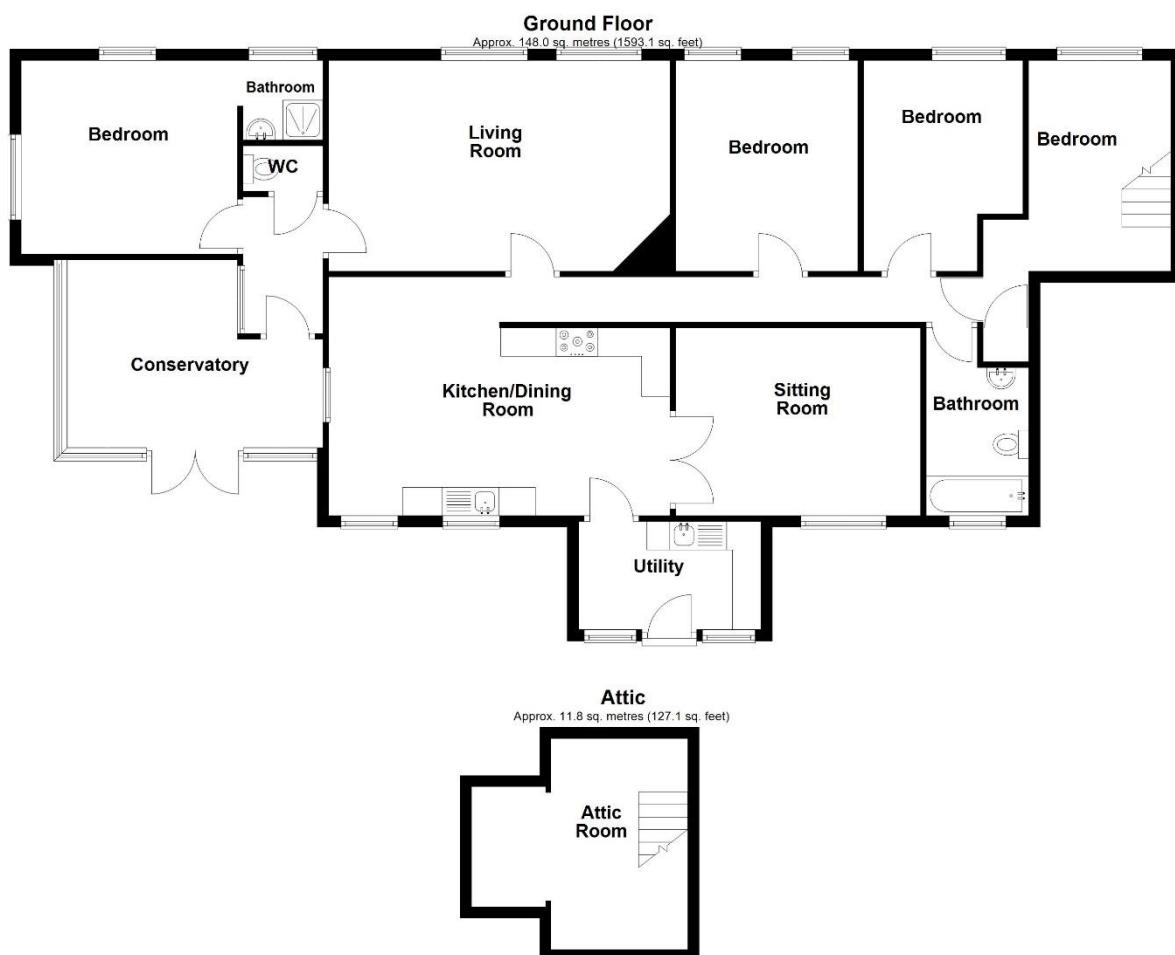
**Tenure:** Freehold with full Vacant Possession available upon Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 64|D.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** From the Agents Wrexham Offices proceed up Regent Street, continuing ahead leaving the city on the Mold Road past the Football Ground. At the first roundabout take the left-hand turning onto Berse Road (in front of B&Q) and continue until the next roundabout, at which bear right under the flyover bridge. Continue to the top of the hill into Caego taking the left-hand turning, just before the Children's Day Nursery, onto the private driveway leading to "Sundawn".



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