



**Berwyn House**

Wrexham | LL11 4HD

Offers In Excess Of £365,000

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# Berwyn House

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Situated in the sought-after residential area of Gwersyllt, this spacious detached four double bedroom family home has been well maintained and thoughtfully improved by the current owners, including the installation of a new central heating system. The internal accommodation is generous and versatile, comprising an entrance porch and welcoming hallway, a spacious lounge with flexibility for lounge/dining use, and a modern kitchen/dining room fitted with a range of integrated appliances. Further ground floor features include a conservatory providing additional reception space, a rear porch, a downstairs WC, and a pantry/boiler room offering practical storage. To the first floor, a larger-than-average landing leads to four well-proportioned double bedrooms, three of which benefit from built-in wardrobes, desks and drawer units. The bedrooms are served by a contemporary four-piece family bathroom, featuring a separate bath and double shower enclosure. Externally, the property offers an impressive range of outbuildings and outdoor spaces, including a separate utility area with access to a double garage, a detached brick-built workshop, a hot tub area and a garden bar/summerhouse. The gardens are arranged to provide a combination of lawned areas, courtyard space and a side patio with an aluminium pergola, creating a variety of outdoor zones for relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the size, versatility and lifestyle potential of this family home. 'Berwyn House' is ideally positioned on Church Street in Gwersyllt, close to a wide range of local amenities, schools and shops, with excellent transport links to Wrexham City Centre, Mold and Chester.

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- NEW OIL CENTRAL HEATING SYSTEM
- SPACIOUS LIVING ROOM AND CONSERVATORY
- OPEN PLAN KITCHEN/DINING AREA WITH SEPARATE UTILITY
- HALL, REAR PORCH, DOWNSTAIRS WC AND BOILER ROOM
- FITTED WARDROBE SPACE
- MODERN THREE PIECE BATHROOM
- DOUBLE GARAGE, DETACHED WORKSHOP, HOT TUB ROOM AND SUMMERHOUSE/BAR AREA
- DRIVEWAY AND GARDEN/PATIO AREAS TO FRONT, SIDE AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION



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### **Entrance Porch**

UPVC double glazed door leading into triple aspect entrance porch with tiled floor, power sockets and door into entrance hall.

### **Entrance Hall**

Spacious entrance hallway with doors to living room and kitchen with LVT flooring, ceiling light point, panelled radiator, under stairs storage space and stairs to first floor.

### **Living Room**

Spacious versatile living room with two uPVC double glazed windows to the front elevation. Wall mounted electric fire, two panelled radiators, four wall lights, two ceiling light points, carpet flooring, door into hall and sliding doors into kitchen/dining room.

### **Open Plan Kitchen/Dining Area**

Modern kitchen area housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include full length fridge, dishwasher, two eye-level 'Neff' hide and slide oven, electric hob with extractor over. Fitted with a range of pull-out spice racks, pan drawers and corner units. Composite sink unit with mixer tap over. Tiled flooring, part tiled walls recessed LED lighting, under-cabinet lighting, space for dining table, two vertical radiators, doors into boiler room, rear porch, downstairs WC, living room and conservatory.

### **Conservatory**

Triple aspect conservatory with uPVC double glazed windows and sliding doors to garden area. Fitted with LVT flooring, power sockets and built with a solid warm roof with metro tiling.

### **Downstairs WC**

Two piece suite comprising low-level WC and wash

hand basin. Tiled flooring, tiled walls, ceiling light point, radiator and uPVC double glazed window to the side elevation.

### **Rear Porch**

UPVC double glazed stable door to side patio area with tiled flooring, ceiling light point and opening into boiler room.

### **Boiler Room/Pantry**

UPVC double glazed frosted window to the rear elevation, oil combination boiler and fitted shelving.

### **Landing Area**

Spacious landing area with stained glass window to the side elevation. Access to partially boarded loft, two ceiling light points, radiator, airing cupboard with shelving and carpet flooring.

### **Bedroom One**

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes with rail, shelving and drawers. Ceiling light point with built in fan, carpet flooring and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes and dressing table. Built in storage cupboard with shelving. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes and dressing table. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Four**

UPVC double glazed window to the rear elevation. Two over-head cupboards, wooden laminate flooring, ceiling light point and panelled radiator.





### **Family Bathroom**

Modern four-piece bathroom suite comprising low level WC and wash hand basin set in a vanity storage unit with concealed cistern. Larger than average panelled bath with detachable shower hose. Double walk in shower cubical with sliding glass doors, waterfall shower head, tiled surround and splash back. The bathroom is complete with chrome heated towel rail, extractor fan, recessed LED lighting, additional mood lighting, wall mounted vanity mirror with bluetooth speaker, tiled walls, LVT flooring and uPVC double glazed frosted window to the rear elevation.

### **Utility**

Accessed via the garden is a separate utility area with space and plumbing for two washing machines, two tumble dryers and an 'American' style fridge freezer. Fitted with an electric shower, quarry tiled flooring, ceiling light, frosted window to rear and door leading to the garage.

### **Double Garage**

double garage with up and over door, power, lighting, window to side elevation and door into utility.

### **Detached Workshop**

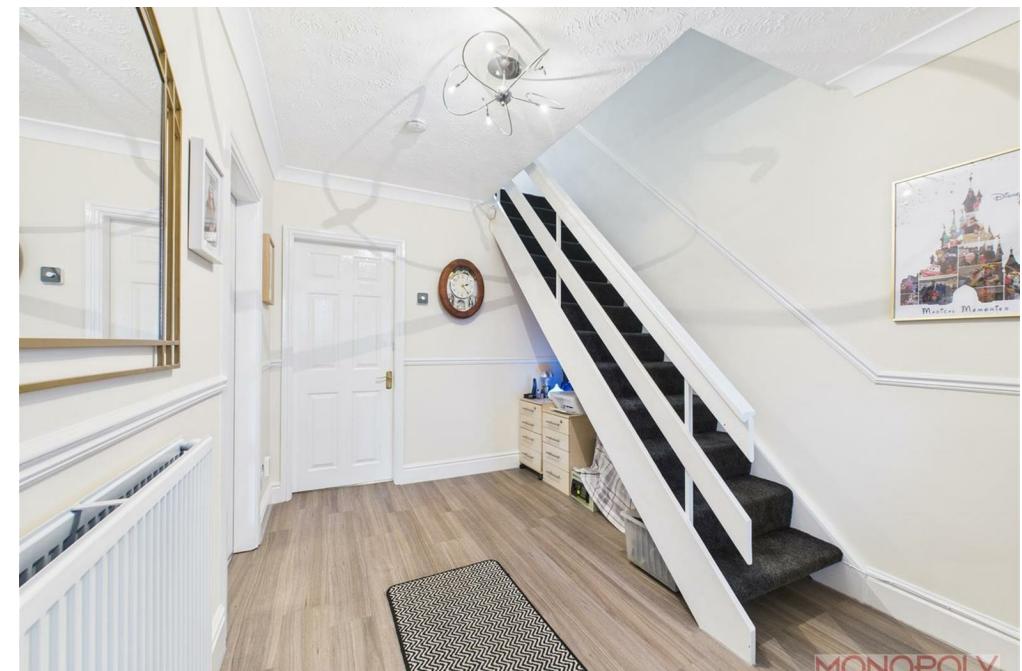
Door leads into a spacious detached brick-built workshop with power, lighting and built in shelving.

### **Hot Tub Room**

Attached to the workshop is a hot tub room with polycarbonate doors and screen which can be removed. The owners are including the hot tub in the sale of the property.

### **Bar Area/Summerhouse**

Timber and brick built bar area with power and lighting.



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## Outside

The property enjoys a generous and well-defined frontage, accessed via double wrought iron gates opening onto a spacious driveway providing parking for approximately four vehicles. A separate pedestrian gate leads to steps rising to the main entrance, creating a welcoming and secure approach. The front garden is attractively finished with decorative stone and block paving, complemented by established planting. Side access is available on both elevations, with gated access to the left-hand side and timber gates to the right. The right side of the property features a block-paved patio area, enhanced by a modern aluminium sheltered pergola, creating a practical and versatile outdoor space. The 1400-litre oil tank is positioned within this area. To the rear, the garden continues into a private courtyard space, providing access to the summerhouse, workshop and rear access gate. Wrought iron fencing and gates divide the courtyard from the lawned garden, allowing the spaces to function either separately or as one cohesive outdoor area. The garden also benefits from raised planted borders, timber trellis screening, and leads through to a decked seating area and dedicated hot tub room, creating a layered and well-zoned outdoor environment. Additional features include external power points, outside lighting, and an external water tap, with convenient access to the utility area from the rear, making the outside space both functional and well designed for everyday living and entertaining.





#### Additional Information

The owners have been in the home for 27 years and have both maintained and improved during that time. Some of the works include new boiler and central heating system 15 months ago, some re-wiring, new oil tank (1200l), new electrical fuse box, new kitchen three years ago, new bathroom five years ago along with decoration and flooring to name a few. The utility room and workshop are on an isolated fuse.

#### Important Information

##### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(B2 plus) A			
(B1-01) B			
(B9-00) C			
(S5-00) D		60	71
(S9-00) E			
(Z1-00) F			
(Z1-00) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

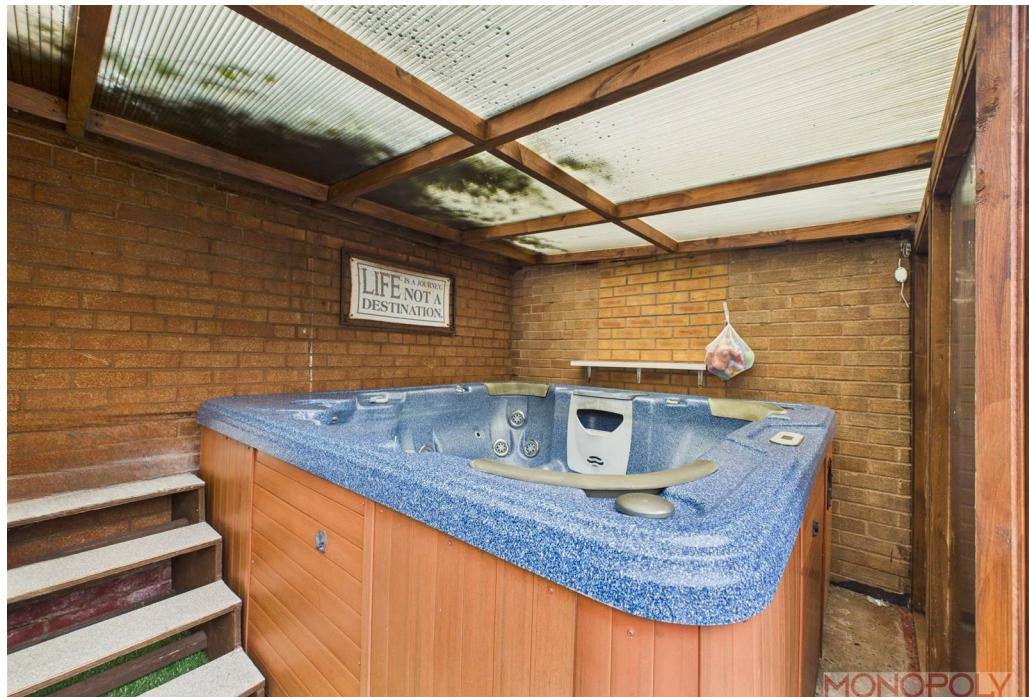
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(B2 plus) A			
(B1-01) B			
(B9-00) C			
(S5-00) D			
(S9-00) E			
(Z1-00) F			
(Z1-00) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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