



**3 Berse Gardens**

Caego | Wrexham | LL11 6TQ

£340,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 3 Berse Gardens

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Situated within a cul-de-sac in Berse Gardens on Berse Road, this impressive four bedroom detached home is ideal for families seeking generous and versatile living space.

The ground floor welcomes you with a spacious entrance hallway leading to an ample living room, featuring a bay window and fireplace. There is also an additional lounge/snug, perfect as a playroom, home office or cosy sitting room. The heart of the home is the modern open-plan kitchen/diner, fitted with a range of integrated appliances. Sliding doors from the dining area open into the conservatory, which benefits from a recently replaced roof, providing an enjoyable space all year round. A convenient downstairs WC and a utility room complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with an en suite. The fourth bedroom benefits from a useful built-in storage cupboard. The family bathroom is fitted with a stylish four-piece suite.

Externally, the property enjoys a rear garden, featuring a patio area and a lawn that wraps around to the side. One side of the garden offers a stone area with shed, while the other provides a covered passageway linking to the detached garage. The garage is equipped with power, lighting and an up-and-over door.

To the front, the current owners have upgraded the block-paved driveway to provide parking for around three vehicles, alongside a neatly maintained lawned area, completing this excellent family home.

Berse Road is conveniently located with easy access to Wrexham City Centre and excellent road links to the A483. Residents benefit from a range of local amenities such as shops, schools and leisure facilities.

- IMPRESSIVE FOUR BEDROOM DETACHED HOME
- GARAGE AND DRIVEWAY
- LOUNGE WITH FIRE AND SNUG
- OPEN PLAN CONTEMPORARY KITCHEN DINER WITH BREAKFAST BAR
- CONSERVATORY
- UTILITY AND DOWNTIME W.C.
- GARDEN WITH PATIO
- PARKING FOR THREE VEHICLES
- CONVENIENT LOCATION
- MUST BE VIEWED TO BE APPRECIATED!



### **Entrance Porch**

Covered entrance area with partially glazed door opening into the entrance hallway.

### **Entrance Hallway**

Welcoming entrance hallway with radiator, ceiling light points, laminate flooring, doors off to the living room, snug, kitchen/diner, w.c and utility and stairs rising to the first floor.

### **Living Room**

An ample sized lounge with gas fireplace, radiator, ceiling light points, laminate flooring and a uPVC double glazed bay window to the front elevation.

### **Snug**

A cosy reception room with uPVC double glazed window to the front elevation, radiator, ceiling light point and laminate flooring.

### **Kitchen**

Contemporary open plan kitchen housing a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 sink and drainer unit. Integrated appliances to include a four ring induction hob with extractor over, oven, dishwasher and under-counter fridge. Vertical radiator, breakfast bar, ceiling spotlights, ceiling light points, uPVC double glazed window to the rear elevation and laminate flooring.

### **Dining Room**

Flowing on from the kitchen, an ample sized dining area with continuation of laminate flooring, spotlights, space for a dining table and sliding doors into the conservatory.

### **Conservatory**

Bright conservatory with laminate flooring, wall-mounted electric heaters, ceiling spotlights, French

doors onto the rear garden and triple-aspect uPVC double glazed windows to the rear elevation.

### **Utility**

Useful utility space with wall and base units with worktop over incorporating a sink and drainer unit with mixer tap over. Wall-mounted boiler, integrated freezer, radiator, external door to the side and uPVC double glazed window to the rear elevation.

### **Downstairs W.C**

Two piece suite comprising a low-level w.c and hand wash basin set in a vanity unit with mixer tap over. Tiled splash backs, heated towel rail, ceiling light point, laminate flooring and uPVC double glazed window to the side elevation.

### **First Floor Landing**

With access to the loft, uPVC double glazed window to the side elevation, carpet flooring and doors of to the bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation, radiator, ceiling light point, wood effect laminate flooring and door into the en-suite.

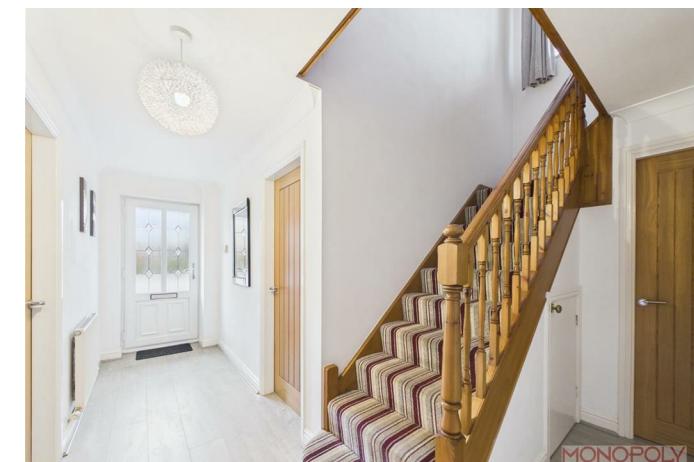
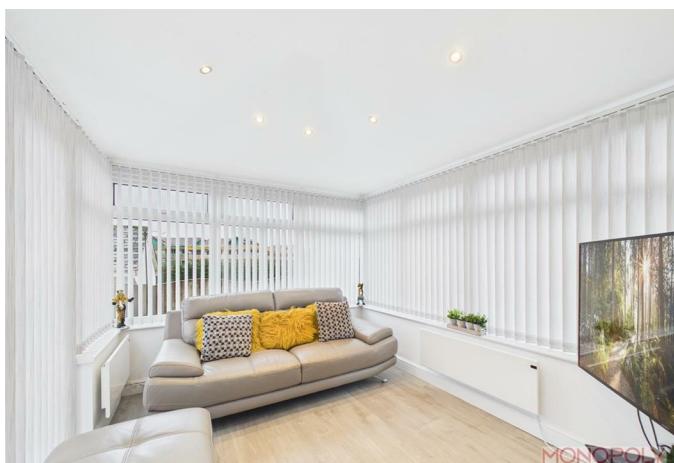
### **En-Suite**

Three piece suite comprising a low-level w.c, hand wash basin set in a vanity unit with mixer tap over and walk-in shower enclosure with electric shower. Shaving point, ceiling light point, extractor fan, heated towel rail, part tiled walls, laminate flooring and uPVC double glazed window to the front elevation.

### **Bedroom Two**

UPVC double glazed window to the rear elevation, radiator, ceiling light point and wood effect laminate flooring.





#### **Bedroom Three**

UPVC double glazed window to the front elevation, radiator, ceiling light point and wood effect laminate flooring.

#### **Bedroom Four**

UPVC double glazed window to the rear elevation, radiator, ceiling light point and door into storage cupboard.

#### **Bathroom**

Four piece suite housing a low-level w.c, pedestal hand wash basin, panelled bath and double walk-in shower enclosure with electric shower. Shaving point, heated towel rail, part tiled walls, laminate flooring and uPVC double glazed window to the rear elevation.

#### **Outside**

To the front of the property is a block-paved driveway suitable for two to three cars, which leads to the single detached garage, side gate and entrance porch. There is also a lawned area.

To the rear of the property there is a patio making a great opportunity for outdoor entertainment. There is also a lawn area and path which leads to one side of the house which is stoned and features a garden shed. To the other side is a covered walkway which leads to the side gate, pedestrian door into the garage and utility external side door.

#### **Garage**

Single detached garage with up and over door, power and lighting.

#### **IMPORTANT INFORMATION**

\*Material Information interactive report available in brochure section. \*

**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.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage









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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-81) B		84
(80-60) C		
(59-40) D		
(39-34) E		
(21-16) F		
(11-0) G		
Not energy efficient - higher running costs		
	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		
(B1-91) B		
(80-60) C		
(59-40) D		
(39-34) E		
(21-16) F		
(11-0) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	



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