



## The Homestead, Wrexham LL14 4HQ

### Offers In Excess Of £375,000

A fantastic opportunity to purchase a spacious and versatile 4/5 bedroom detached property situated on a sought after residential development in the Bersham area of Wrexham. The well presented internal accommodation comprises an entrance hallway, lounge, kitchen/diner, family room/bedroom five, bedroom four/home office, downstairs WC, three double bedrooms to the first floor one of which boasts an en suite shower room and a family bathroom with jacuzzi bath. Externally there are lawned front gardens, ample off road parking, a single garage and to the rear an attractive garden with with patio and lawn. Located in Bersham which is close to Wrexham town centre with easy access to local amenities and the A483. "VIEWING HIGHLY RECOMMENDED!"

- A FOUR BEDROOM DETACHED HOUSE
- KITCHEN/DINER
- LOCATED ON POPULAR DEVELOPMENT
- FAMILY BATHROOM WITH JACUZZI BATH
- SINGLE GARAGE
- SPACIOUS LOUNGE
- FAMILY ROOM/BEDROOM 5
- MAIN BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING



## Hallway

Upvc front door with glazing to sides, cloak cupboard, under stairs storage, tiled flooring, stairs to first floor, doors to lounge, downstairs Wc and kitchen/diner.

## Downstairs WC

1.54 x 0.78 (5'0" x 2'6")

White WC, hand wash basin, chrome towel radiator, tiled walls and flooring, window to side.

## Lounge

4.85 x 3.77 (15'10" x 12'4")

Wood effect flooring, bay window to front, coving, door to bedroom four, contemporary gas fire.

## Kitchen/Diner

6.16 x 3.14 (20'2" x 10'3")

Fitted kitchen with a range of wall and base units, laminate worktops, tiled splash back, 1 1/2 sink drainer with mixer tap and waste disposal unit, space for range cooker, extractor hood, space for American Style fridge/freezer, dishwasher, tile effect flooring, French doors to rear garden, window to rear and spotlights.

## Family Room/Bedroom Five

3.44 x 2.89 max (11'3" x 9'5" max)

French style doors to rear garden, attic hatch.

## Bedroom Four

4.08 x 2.93 (13'4" x 9'7")

Accessed via the lounge with carpeted flooring, window to front, coving. This room could be utilised as another reception room or home office.

## First floor landing

Carpeted flooring, doors to three bedrooms and bathroom, window to side and attic hatch.

## Bedroom One

3.96 x 3.05 (12'11" x 10'0")

Carpeted flooring, window to rear, range of fitted bedroom furniture, door to en suite.

## En Suite

2.80 x 1.18 (9'2" x 3'10")

Carpeted flooring, hand wash basin set in a vanity unit, w.c, large walk in shower with electric shower over, extractor, window to rear.

## Bedroom Two

3.53 x 2.74 min (11'6" x 8'11" min)

Carpeted flooring, window to front.

## Bedroom Three

3.35 x 3.01 max (10'11" x 9'10" max)

Carpeted flooring, window to front, range of fitted bedroom furniture and over stairs storage.

## Bathroom

2.71 x 1.68 (8'10" x 5'6")

Large jacuzzi style bath with shower from taps, hand wash basin set in a vanity unit, w.c, chrome towel radiator, tiled walls and flooring, window to side.

## Garage

New roof installed in 2020, up and over door, power and lighting.

## Outside

Front gardens laid to lawn with mature trees, ample off road parking, path to front door. To the rear is an enclosed garden with patio, lawn, planting beds, fixed parasol, timber deck, raised corner with fruit bushes and bin storage area to side of the property.

## ADDITIONAL INFORMATION

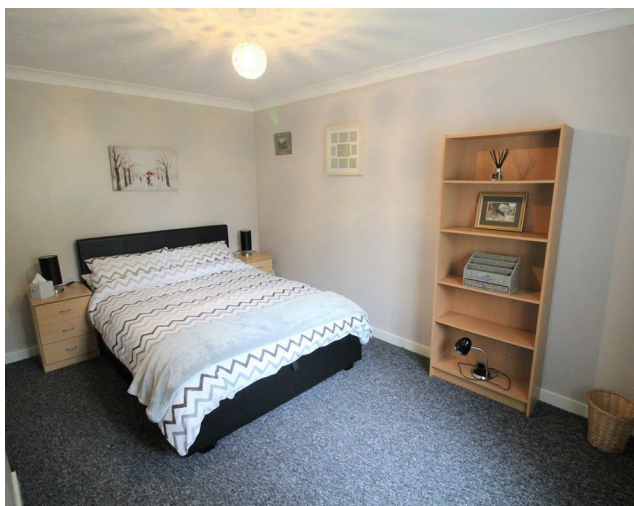
Freehold, gas central heating boiler approx 4 years old, upvc double glazing approx 5 years old.





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

