



4 High Ridge Drive, Bersham Road, Wrexham, LL14 4JD

Price £260,000

A well proportioned 3 bedroom detached bungalow enjoying a pleasant outlook overlooking the central green, private and sunny aspect rear garden and plenty of parking conveniently located within this popular modern development on the outskirts of the city centre close to amenities and picturesque countryside walks. The interior of the bungalow has been cosmetically adapted for disabled use but can be reinstated by the new owners if required. The accommodation briefly comprises a Upvc part glazed entrance door opening to the hall with useful store cupboards off, light and airy lounge with dining area and access to the rear garden through sliding patio doors, fitted kitchen/breakfast room with gas combination boiler, 3 bedrooms, 2 of which are doubles, utility/w.c. and separate good sized wet room. To the outside, the driveway offers parking for 4/5 cars and leads to the former garage which is now a store room. Lawned garden to front, car port/front porch and gated paths either side of the bungalow lead to the rear garden. A particular feature is the privacy not usually associated with a development, paved patio, lawned area and summerhouse. NO CHAIN. Energy Rating - D

LOCATION

This established residential development originally known as Little Vawnog has been recognised as a much favoured location for a number of years due to its convenient situation on the outskirts of Wrexham city centre but close to open countryside. There are excellent facilities nearby that include Morrison's and Aldi Supermarkets, convenience store, bus service and good road links to the A483 by pass that connects Wrexham with Chester and Shropshire. The Wrexham Maelor Hospital, Money Penny Headquarters and Technology Park are within easy reach together with the picturesque hamlet of Bersham with its heritage links and woodland walks.

DIRECTIONS

From the A483 by pass take the exit signposted Ruthin and Coedpoeth. Turn at the slip road onto the A525 in the direction of Wrexham city centre. Take the 1st right hand turning and continue for approx. ½ a mile to the T-junction at Bersham. Turn left onto Bersham Road and continue for a further 1 mile passing the fields on the left and right. Take the right turn into High Ridge Drive and the bungalow will be observed on the right overlooking the area of greenery.

ACCOMMODATION

Upvc part glazed entrance door opening to:

HALLWAY

With coving to ceiling, wood effect laminate flooring, radiator, six panel doors off to all rooms, airing cupboard with radiator and slatted shelving and separate two door storage cupboard.

LOUNGE/DINER 20'8 x 11'8 (6.30m x 3.56m)

A light and airy reception room having a dual aspect with upvc double glazed window to front, double glazed sliding patio doors opening to the rear garden, living flame gas fire in surround, two radiators, coving to ceiling and wall light point.

KITCHEN/BREAKFAST ROOM 10'9 x 9'9 (3.28m x 2.97m)

Fitted with a range of base and wall cupboards with work surface areas incorporating a four ring electric hob with extractor hood above, part tiled walls, tiled flooring, upvc double glazed window overlooking the rear garden, upvc part glazed external door and Baxi gas combination boiler.

BEDROOM ONE 12'0 x 10'7 (3.66m x 3.23m)

Upvc double glazed window to rear, radiator and ceiling hatch to roof space.

BEDROOM TWO 11'3 x 10'9 (3.43m x 3.28m)

Upvc double glazed windows to front and side and radiator.

BEDROOM THREE 9'3 x 7'1 (2.82m x 2.16m)

Upvc double glazed window and radiator.

UTILITY/W.C 10'1 x 7'9 (3.07m x 2.36m)

Upvc part glazed external door, upvc double glazed window, base units, wash basin, plumbing for washing machine and low flush w.c.

WET ROOM 9'8 x 6'0 (2.95m x 1.83m)

Adapted for disabled use with w.c, wash basin, shower area with electric shower unit, non-slip flooring, upvc double glazed window, radiator, extractor fan and fully tiled walls.

OUTSIDE

The property is approached along a private driveway providing parking for 4-5 cars alongside a lawned garden.

FORMER GARAGE 8'0 x 5'9 (2.44m x 1.75m)

Having metal up and over door, lighting and power sockets.

GARDENS

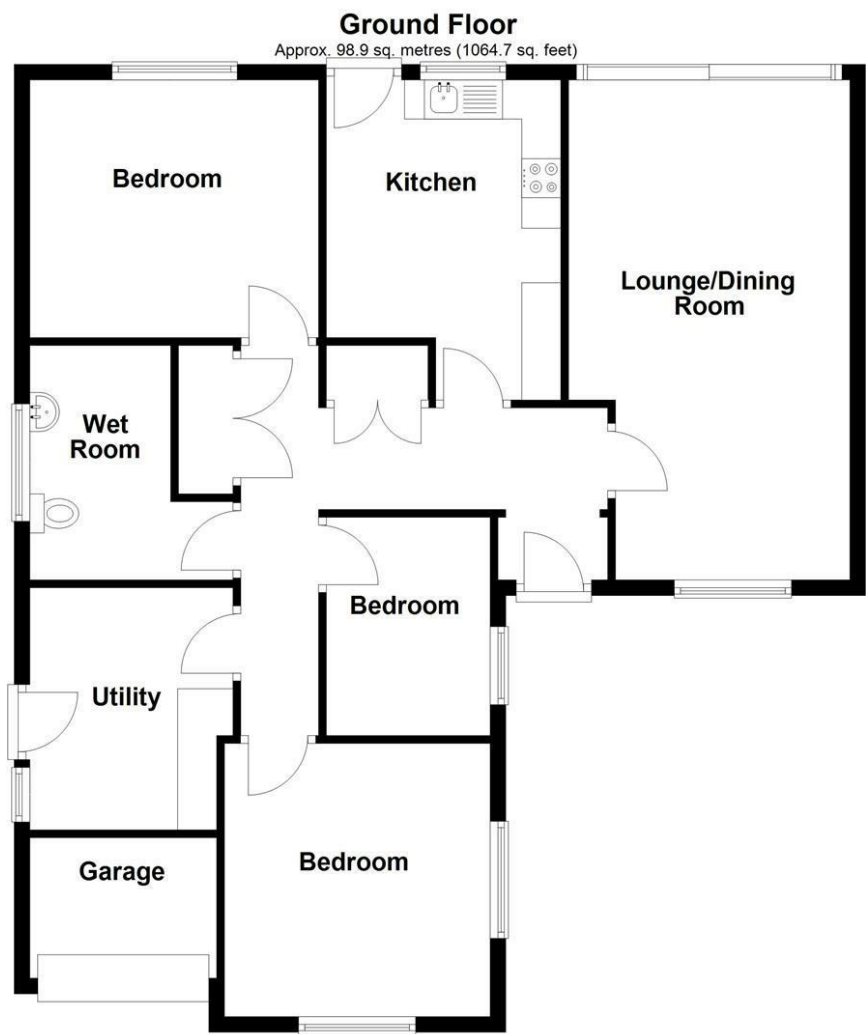
Car port and gated side paths leads to the rear garden which enjoys a sunny aspect and a pleasant setting to include a paved patio, lawned garden, flowerbeds, cold water tap and recently installed summerhouse.

PLEASE NOTE

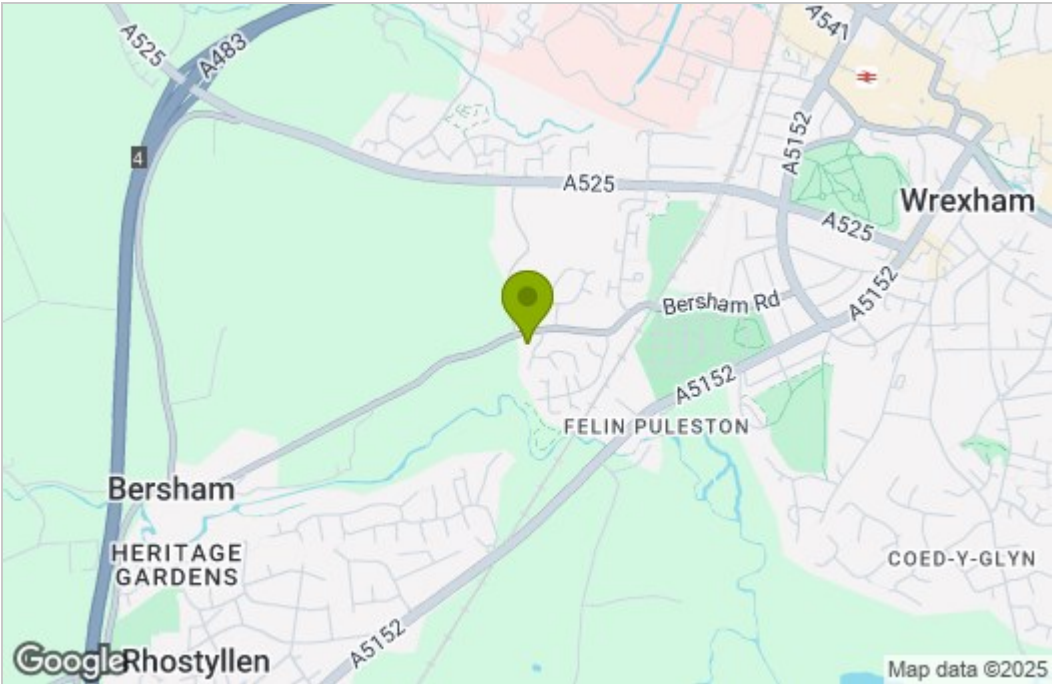
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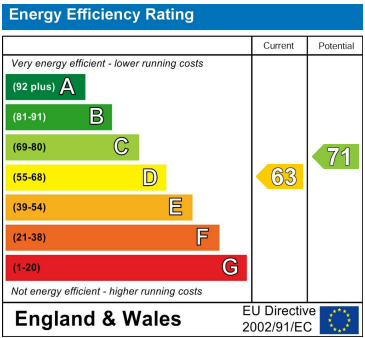
Floor Plan



Area Map



Energy Efficiency Graph



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