

PRESCOTT · HALL

SALES & LETTING AGENTS



- Access to motorway
- Amenities available in local area
- EPC Rating - D
- Four bedroom barn conversion

3 Croesfoel Court, Wrexham Road, Near Bersham, LL14 4DR Offers In Region Of £345,000

PRESCOTT HALL are proud to present to the market this FOUR BEDROOM BARN CONVERSION located near BERSHAM, NORTH WALES. Situated two and a half miles South West of Wrexham, the location provides a SEMI-RURAL outlook, but is conveniently placed to take advantage of the AMENITIES available in the local area, in addition to a well established school. The location has excellent access to the A483, the Maelor Hospital being 5 minute drive away, as is Sainsburys, Boots, Homebase and B&Q. Wrexham can be accessed in 10 minutes, as well as Chester and Oswestry in 20 minutes.



Property Description

Sitting/Dining Room

17'10" X 18'8" Double glazed window to rear elevation. A spacious and elegant room with a feature fireplace with tiled hearth, slate mantel and brick surround. Beautiful beamed ceiling.

Cloakroom

Comprising of WC, pedestal wash basin, heated chrome towel rail and extractor fan. Partially tiled walls, ceramic floor and inset ceiling spot lights.

Living Room

18'0" X 14'0" Double glazed French doors to the front elevation with a stunning aspect over the garden. An impressive room featuring beamed ceilings with inset ceiling spotlights. Feature fire place with tiled hearth and wooden beam mantle. Two double panel radiators.

Breakfast Kitchen

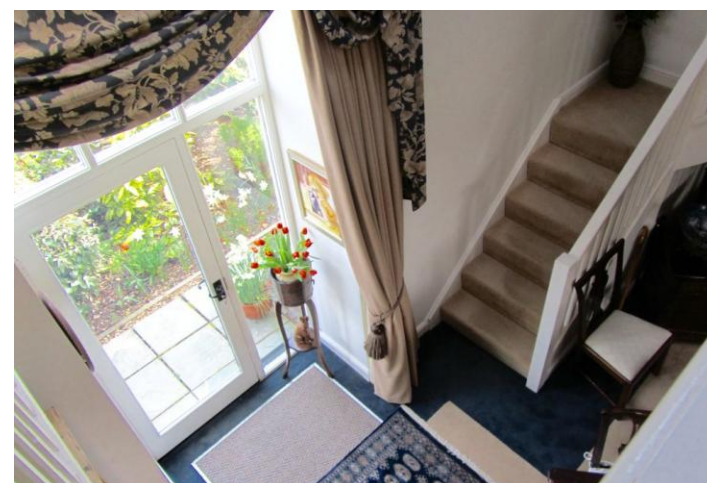
20'0" X 11'4" Three double glazed windows to side and rear elevations. A truly sensational kitchen with an array of wall and floor mounted kitchen units and two display cabinets. Granite work surfaces afford a luxurious and contemporary feel. One and a half unit sink with mixer tap and granite drainer. Gas hob range with double oven, separate grill, warming draw and large overhead stainless steel extractor. Feature beamed ceiling with inset spotlights. Ceramic floor. Farm house style stable door to rear elevation.

Utility Room

6'0" X 8'3" Side front door with hallway leads to the utility room. Double glazed window to front elevation. Single panel radiator, stainless steel sink with swan neck mixer tap. A range of wall and floor mounted kitchen units with complimentary work surfaces. Tiled splash back. Inset ceiling spot lights. Space and plumbing for washing machine and tumble dryer.

Master Bedroom

17'10" X 14'0" Double glazed window to front and rear





elevations. Exposed beam ceiling. Two radiators and large built in wardrobe.

En-Suite

Suite comprising of WC, pedestal wash hand basin, shower cubicle, heated towel rail and extractor fan. Exposed beams and partially tiled walls.

Bedroom Two

18'0" X 9'8" Double glazed window to rear elevation. Radiator.

Bedroom Three

11'1" X 7'8" Double glazed window to rear elevation. Double panel radiator. Fitted wardrobe.

Bedroom Four

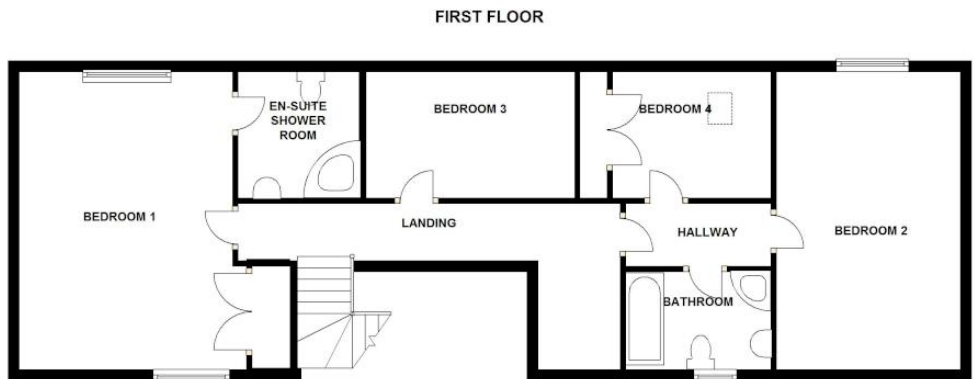
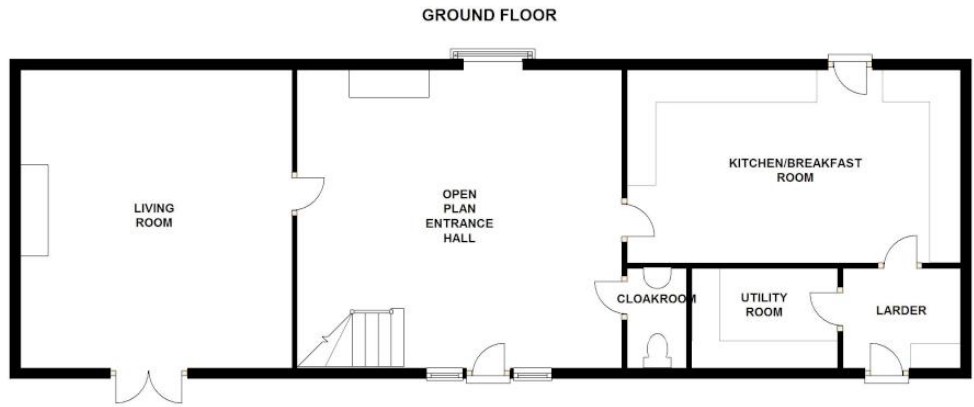
11'6" X 7'8" Feature double glazed window to rear elevation and velux window. Double panel radiator. Exposed beam ceiling.

Bathroom

10'7" X 6'5" Double glazed window to front elevation. Well appointed bathroom consisting of: WC; pedestal wash basin; bath with ceramic taps and shower with shower cubicle. Partially tiled walls, beamed ceilings and extractor fan. Ceramic floor tiles. Storage cupboard.

Outside

The development is accessed via electric gates to a large gravelled communal drive and parking area. Beautifully landscaped and generous private gardens to the front and rear of the property. To the front is a large lawn with well stocked borders, fruit trees and a patio area, as well as outside lights and a stone paved path. The rear garden is mainly laid to lawn and brick edged. There are also well stocked borders that are brick edged. Adjacent to the property there is a paddock, extending to approximately one and a half acres. The garage is part of a block of four, with an up and over door and a separate single door, is generous in size and allows room for a vehicle and work benches.



A large single garage forms part of a block of three and is set just to the front of the property beyond the drive. Power and lighting.

Management Details
The owners have formed a management company, each contributing a minimal £20pcm for the upkeep of communal areas which includes a sinking fund.

