



High Street, Wrexham LL13 0AU Offers In Excess Of £307,500

A beautifully presented, unique property located on the very desirable Bangor On Dee High Street. A double fronted mid terraced property with 2 reception rooms, kitchen and downstairs toilet to the ground floor and 3 generous double bedrooms and two bathrooms on the first floor. The property benefits from a lovely large garden to the rear and includes another separate piece of land accessed from the rear garden and the road, the additional land is currently a combination of scrub land and hard surface circa 14 x 28 metres with just two garages on it. There is also an attic that currently has a pull down ladder ideal for conversion as the vendors say the height and size is excellent. The combination of the space in the garden to the rear, the additional piece of land and the attic the possibilities are endless, all changes would be subject to the new owners obtaining any necessary planning permissions etc. Viewing Highly Recommended

- A Beautifully Presented 3 Double Bedroom Terrace
- 2 Receptions, Kitchen, 3 Double Bedrooms, 2 Bathrooms
- Additional Piece of Land providing Parking plus Garages
- Viewing Highly Recommended
- Located on Desirable High Street, Bangor On Dee
- Large Garden with Mature Fruit Trees
- Huge Potential for Extending and Building Subject to Planning



Hallway

Entering from the front door into a hallway with original style tiled flooring. Stairs ahead leading to the first floor, doors either side lead to the 2 reception rooms and the kitchen.

Large double reception room

9.09 x 3.22 max (29'9" x 10'6" max)

Originally 2 smaller rooms and a hallway this room is now a spacious lounge to the front and dining room to the rear. Dual aspect, brick fireplace with Oak mantel. This is a working open fire but is currently capped and would need a professional to check it before using as it has not been used for years. Wood flooring. Built in cupboard which houses the gas meter.

Family Room

4.17 x 3 max (13'8" x 9'10" max)

A lovely family room, snug, home office or playroom. Window to the front aspect, decorative cast fireplace, laminate flooring.

Kitchen

4.83 x 1.98 min (15'10" x 6'5" min)

Range of wall and base birch style kitchen units and complementary worktops. STOVE 1200cm range style cooker with 7 burners, 2 ovens a storage drawer and slow cooking oven, extractor over. 1.25 ceramic style sink with modern kitchen mixer tap with swivel spout & directional spray beneath the window overlooking the garden. Space for fridge, freezer and dishwasher. Glazed leaded windows and door lead to the rear hallway.

Downstairs toilet

With white toilet and wash hand basin, window to the rear. Plumbing and space for the washing machine.

Rear hallway

Doors to the kitchen and downstairs toilet, currently space for the tumble dryer. Stable door to the garden.

Principle Bedroom

4.26 x 3.74 (13'11" x 12'3")

Spacious double bedroom with window to the front elevation. Laminate flooring door with feature original timbered surround leads to the en-suite which has a tiny step down.

Garden

To the rear of the property is a fabulous large garden with an abundance of mature trees including apple and cherry. There is a lawned area, pation area and gravel area as well as a raised bed for vegetables near the back door. The garden continues behind the adjacent property to a gate leading to the additional piece of land which lies to the side of the terrace.

En- Suite

2.38 x 2.27 (7'9" x 7'5")

A great sized modern en-suite with large shower cubicle, toilet and wash hand basin. Tiled floor and part tiled walls. Chrome ladder rail radiator.

Bedroom 2

5.15 x 2.74 (16'10" x 8'11")

A very large double bedroom with built in wardrobes to the rear. Window overlooking the garden to the rear. Laminate flooring.

Bedroom 3

3.29 x 3.03 max (10'9" x 9'11" max)

Another good sized double bedroom with window to the front elevation, laminate flooring.

Bathroom

2.68 x 2.16 (8'9" x 7'1")

Great sized family bathroom with double ended bath, taps to centre with hand held shower, large wash hand basin and toilet. Large window to the rear and large oval mirror. Tiled flooring.



Additional piece of land

14 x 28 approx (45'11" x 91'10" approx)

This large piece of additional land was used as the coal merchants for storing coal and the lorries many years ago. It provides parking for the property if you prefer not to park on the road in front of the house. There is a drop kerb from the road onto the land and offers huge potential for a driveway and parking to the property in addition to all other possibilities. There is a pedestrian right of way for Scottish power along the far side to their sub station which doesn't really affect the land. There are 2 old garages on the land one which has had the roof replaced. But it is likely these would be removed to make better use of the site when creating the potential new driveway. The current owners did apply for planning to build on the land years ago but it was rejected as it was seen as removing parking for the current property and highways weren't happy with the plans. However the owners never appealed and at that time the local councillor was very much supporting their application and the site has historically and currently had vehicles entering and exiting to park

Additional Information

Triple glazing to the front windows,....Double glazing to the rear windows...Mains gas central heating...Attic ladder, light and light...

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.

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 PETE on 07907 419605 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







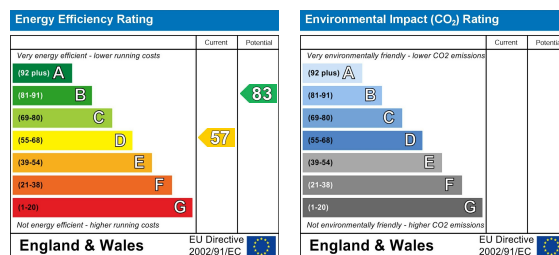
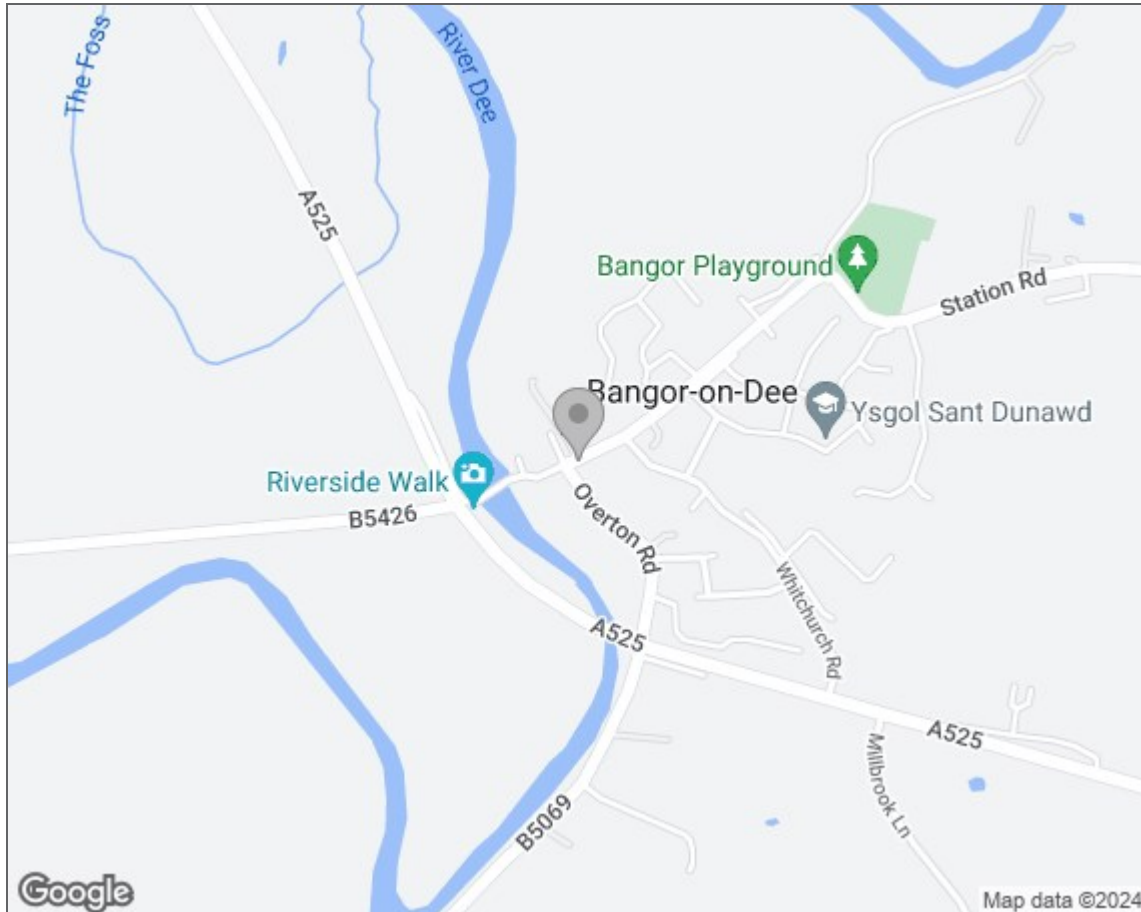


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