



Deeside

Bangor-On-Dee | Wrexham | LL13 0DA

By Auction £1,050,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Deeside

Bangor-On-Dee | Wrexham | LL13 0DA

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A superb opportunity to purchase a period country residence with a definite wow factor. Set on the edge of the picturesque village of Bangor-On-Dee in attractive grounds extending to approximately 6 acres with outdoor swimming pool, tennis court, wonderful gardens and a 4 acre paddock. The property has been tastefully upgraded by the current owners to provide spacious and stylish living accommodation whilst retaining a great deal of character charm. The internal accommodation comprises an welcoming entrance hall, a very generous lounge, a spacious dining room, study, modern kitchen, w.c, laundry room and cellar. To the first floor are five bedrooms including a stunning principal with en suite, linen room, bathroom and a shower room. On the second floor is a landing space leading to two further rooms with potential for improvement. Attached to the main house (able to be self-contained) is a two storey two bedroomed annexe which would be ideal for a dependent relative or, potentially, as a holiday let (subject to Local Authority consent). Also included in the sale is approximately 200m of river frontage with fishing

- A PERIOD COUNTRY RESIDENCE DATING FROM THE MID 19TH CENTURY
- TASTEFULLY UPDATED FIVE BEDROOM HOUSE WITH TWO BEDROOM ANNEX
- SET IN SUPERB GROUNDS OF APPROX SIX ACRES
- SOUGHT AFTER VILLAGE LOCATION
- OUTDOOR SWIMMING POOL
- TENNIS COURT
- WONDERFUL GARDENS
- FOUR ACRE PADDOCK
- PRIVATE DRIVEWAY LEADING TO AMPLE OFF ROAD PARKING AREA
- UNIQUE OPPORTUNITY THAT SHOULD NOT BE MISSED!



### Location

Situated on the edge of the pretty village of Bangor-On-Dee, close to the Bangor-On-Dee Racecourse. Bangor-On-Dee has excellent local facilities including a post office/village stores, two pubs, a doctor's surgery, dentist and a parish church, yet is still within easy driving distance of the larger centres of Ellesmere (7 miles), Wrexham (6 miles), Chester (17 miles), all of which provide a more comprehensive range of local shopping, recreational and educational facilities. The A483 provides good road links to the north and south and the M53 and M56 motorways provide relatively easy access to Liverpool and Manchester whilst Crewe and Chester stations offer an inter-city rail service to London Euston taking approximately 1Hr 30mins and 2 Hrs respectively.

Leisure - There are Golf courses situated at Wrexham, Carden Park and Hill Valley at Whitchurch, whilst, for those with equestrian interests, there is horse racing at Bangor-On-Dee race course (less than 1 mile away). The river Dee also provides riverside walking and good spots for fishing. For football fans the the world's oldest international football stadium the home of Wrexham AFC is located just outside Wrexham city centre.

Education - There is a primary school in the village complimented by schools at Bishops Heber in Malpas, The Maelor School at Penley, Moreton Hall at Weston Rhyn, Ellesmere College, Oswestry School and Shrewsbury Schools, as well as the Kings and Queens in Chester.

### Entrance Hall

An impressive entrance space, with timber external door with glazing to side, timber flooring, stairs to first floor.

### Lounge

34'10" x 17'1" (10.62 x 5.21)

Stone fire place, carpet, two bay windows and a further window to front, glazed door to side.

### Dining Room

22'1" x 19'9" (6.75 x 6.03)

Carpet, two bay windows with seating and a further window to side, glazed door to front. Brick fire place, coving.

### Kitchen

15'8" x 13'1" (4.80 x 4.00)

Fitted country style kitchen with complimentary worktops, inset sink/drain, mixer tap, central island,, space for range cooker, extractor, spaces for dishwasher and fridge/freezer, parquet effect flooring, windows to side and rear.

### Study

20'0" x 9'8" (6.10 x 2.95)

Currently used as a study/home office but could also be used as a snug or hobby room. Carpet, glazed doors to side, brick fireplace.

### Downstairs W.C

### Inner Hall

Quarry tile flooring, doors to office and kitchen, steps up to entrance hall.

### Rear Hall

Quarry tile flooring, door to inner hall, external door to rear. Door to corridor with doors to garage and boiler room ( 3.66 x 3.20)

### First floor landing

A spacious landing with window to rear and doors to bedrooms, linen room and bathroom. Further door to a corridor with access to annex bedroom and principal suite, stairs to attic.





**Principal Bedroom**

22'2" x 20'1" (6.77 x 6.14)

A very generous main bedroom with carpet, ornate coving, two bay windows to side, fitted wardrobes, door to en suite.

**En Suite**

12'2" x 9'4" (3.71 x 2.86)

Panel bath, corner shower, his and hers basins set in a vanity unit, vertical wall radiator, w.c, cushion flooring, two windows to side.

**Bedroom Two**

16'7" x 14'9" (5.08 x 4.52)

Carpet, window to front.

**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.

**Bedroom Three**

14'1" x 12'3" (4.30 x 3.75)

Carpet, window to side.

**Bedroom Four**

14'7" x 12'4" (4.46 x 3.76)

Carpet, window to side, storage cupboard.

**Games Room/Bedroom Five**

21'10" x 17'3" (6.68 x 5.28)

Carpet, two windows to front.

**Linen Room/Bedroom Six**

12'0" x 10'2" (3.67 x 3.12)

Carpet, two windows to rear, built in storage cupboards.

**Bathroom**

13'9" x 7'0" (4.20 x 2.14)

Freestanding roll top bath with central taps, w.c, hand wash basin, cushion flooring, windows to rear.

**Shower Room**

8'9" x 7'8" (2.69 x 2.34)

Shower cubicle, hand wash basin, w.c, heated towel rail, vinyl flooring, window to side.

**Attic**

Second floor landing with carpet and doors to two spaces ideal for storage, with potential for improvement .



**Annex**

Entrance hall with stairs to first floor, door to kitchen (3.58 x 2.48), w.c, lounge/diner (6.54 x 6.03 max) and storage cupboard. To the first floor are two bedrooms (4.46 x 3.21 & 2.94 x 2.87), a bathroom ( 2.49 x 1.78).

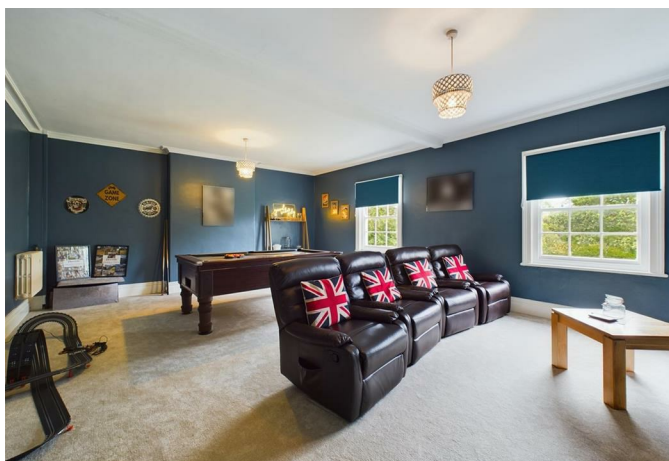
**Outbuildings**

Garage 1

Garage 2

Outside Shed

Coal Store





### Outside

Electric vehicle gates open to a gravel drive. The Property is set in private mature gardens including a number of well stocked borders, an attractively set pond and extensive lawns.

There is hard tennis court against an area of woodland and to the rear of the house is a walled garden including an outdoor swimming pool (28' x 14') with surrounding paving providing a lovely outdoor entertaining space.

The gravelled driveway provides ample parking and manoeuvring space to the side of the property and leads to the garaging and domestic outbuildings.

There is a former vegetable garden with greenhouse and a potting shed.

An adjoining paddock of approx 4 acres which is laid to grass with potential to be used for equestrian interests. The paddock also enjoys vehicle access via a lane from Overton Road next to the main property entrance.

Across the road from the property is approximately 200m of river frontage providing a most unusual addition to the property (there is a public footpath crossing this parcel of land).

The property extends, in all, to approximately 6 acres, or thereabouts.

### Additional Information

The internal accommodation extends, in all, to over 4000 square feet...Mains water and electricity...Oil fired central heating... Drainage, we understand, is to a private system...Freehold...Local Authority - Wrexham County Borough Council...Council Tax - The property is in Band '1'

### 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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### KEY FACTS FOR BUYERS

For more information including the land registry map, epc etc, go to property weblinks.



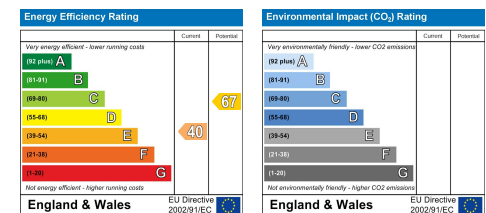


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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