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Wrexham | LL13 0AT

£280,000

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED TO OFFER this fantastic opportunity to purchase a beautifully appointed and EXTENDED Three Bedroom Detached House situated in the SOUGHT AFTER village of Bangor-On-Dee. The internal accommodation comprises of Entrance Hallway, Lounge/Dining Room, Kitchen, Utility Room/ W.C., Dining/ Family Room, Garden Room with door to the rear garden and on the First Floor, Three Bedrooms and a Family Bathroom. Externally there is a Block Paved driveway offering off road parking and garage. Gated access to the side leads to an enclosed low maintenance rear garden with patio, pebbled area, greenhouse and garden shed. The property also benefits from UPVC Double glazing and Gas Central Heating. The desirable village of Bangor-on-Dee has a wealth of amenities close to hand including, shops, pubs, doctors and is also in the catchment area for the very popular Penley High School and Bangor-on-Dee primary school.

- THREE BEDROOM
- EXTENDED DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE
- OFF ROAD PARKING
- GOOD SIZED GARDEN TO THE REAR
- GARDEN ROOM
- UTILITY ROOM



ACCOMMODATION TO GROUND FLOOR

With UPVC Double glazed and frosted front door with matching side windows to Entrance Hallway.

ENTRANCE HALLWAY

Which has two radiators, cloaks cupboard, staircase rising off to the first floor accommodation, door to the lounge, under stairs cupboard, UPVC Double glazed and frosted door to the side and door off to utility room and kitchen.

LOUNGE

22'10" x 10'10" (6.971m x 3.319m)

With UPVC Double glazed window to the front, with radiator beneath, two radiators.

KITCHEN

10'6" x 9'10" (3.207m x 3.017)

Beautifully presented kitchen comprising a good range of wall and base cupboards, with complementary worktop surfaces incorporating one and a half bowl sink unit with mixer tap, space for fridge, space for cooker, stainless steel canopy extractor hood, Integral fridge freezer, radiator, UPVC Double glazed window to the rear, plumbing for dishwasher, door through to the family/ dining room.

DINING ROOM/ FAMILY ROOM

18'7" x 7'2" (5.684m x 2.195m)

UPVC Double glazed sliding patio doors to garden room, radiator, door to lounge.

UTILITY/ CLOAKROOM W.C.

6'8" x 6'6" (2.049m x 1.997m)

with wall and base cupboards with complementary worktop surface incorporating circular bowl stainless steel sink unit with mixer tap, plumbing for washing machine, low level w.c., radiator, UPVC Double glazed and frosted window to the rear

GARDEN/ SUN ROOM

7'8" x 6'4" (2.360m x 1.940m)

With UPVC Double glazed units and UPVC Double glazed sliding patio door opening to the rear garden.

FIRST FLOOR LANDING

UPVC Double glazed window to the side, radiator, loft access, doors off to the bedrooms and bathroom.

BEDROOM ONE

11'11" x 9'2" (3.640m x 2.799m)

With UPVC Double glazed window to the front, built in wardrobes with sliding doors, carpeted flooring.

BEDROOM TWO

11'0" x 10'11" (3.358m x 3.341m)

With UPVC Double glazed window to the rear, carpeted flooring.

BEDROOM THREE

8'11" x 6'9" (2.730m x 2.061m)

With UPVC Double glazed window to the rear, carpeted flooring.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, dual flush low level w.c., wash hand basin set in vanity unit, airing cupboard housing the Gas Central heating boiler, UPVC Double glazed and frosted window to the front.

OUTSIDE TO THE FRONT

Block paved driveway to the front screened by mature hedging, and leading to the single garage with up and over door. There is gated access to the left hand side with panel enclosed fencing to the boundary and paved pathway to the side and rear.





OUTSIDE TO THE REAR

Good sized low maintenance garden with pebbled borders and sitting areas, there is also a paved patio/sitting area. There is a greenhouse, garden shed and the garden is made private with panel enclosed fencing to side boundaries and a mixture of wooden fencing and mature hedge to end boundary.

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

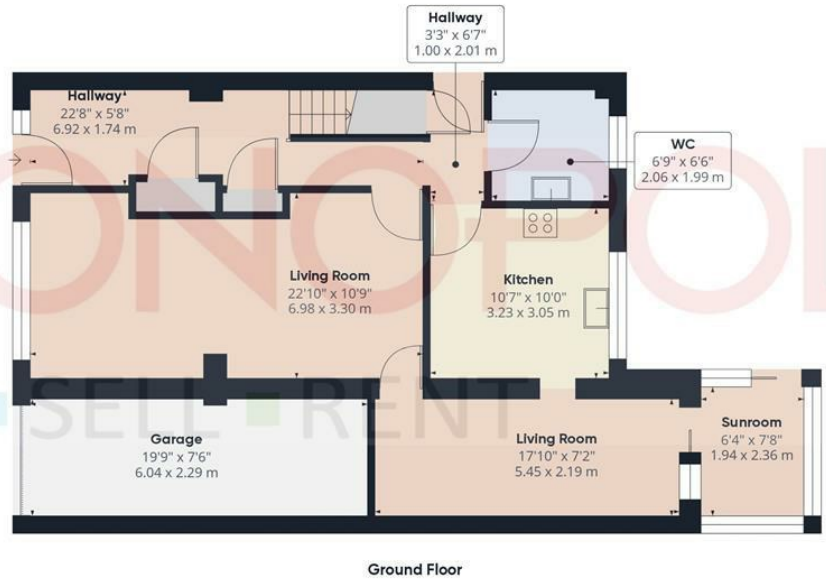
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1222.46 ft²
 113.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

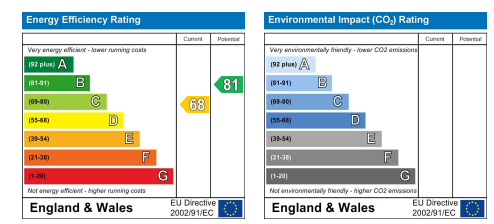
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