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Bangor-On-Dee | Wrexham | LL13 0DZ

£385,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY



10

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Welcome to Abbey Gardens in the charming village of Bangor-On-Dee, Wrexham! This delightful bungalow offers a spacious living experience with two reception rooms, a conservatory, a stunning kitchen/diner and four comfortable bedrooms, perfect for a growing family or those who love to entertain guests. With two bathrooms, there will be no more queuing for the shower in the morning rush. The property boasts a generous 1,248 sq ft of living space, providing ample room for all your needs. One of the standout features of this property is the off road parking space available for up to 4 vehicles, ensuring convenience for you and your visitors. Whether you have a growing car collection or simply enjoy having friends over, parking will never be an issue. To the rear is an attractive enclosed garden Don't miss out on the opportunity to make this bungalow your new home. Contact us today to arrange a viewing and experience the comfort and convenience Abbey Gardens has to offer. NO CHAIN!

- A DECEPTIVELY SPACIOUS DETACHED BUNGALOW
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- MODERN KITCHEN/DINER
- PRINCIPAL BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION



Entrance Porch

Upvc front door, upvc door to hall.

Hallway

Carpet, doors to lounge, kitchen, 4 bedrooms, bathroom, generous storage cupboard and airing cupboard housing Worcester gas combi boiler approx 2 years old, loft access

Lounge

Carpet, window to front, double doors to dining room, gas fire with complementary surround, coving window to side.

Dining Room

Laminate flooring, patio doors to conservatory, double doors to lounge, door to kitchen.

Conservatory

Tiled floor, 1/3 brick, 2/3 glazed, door to garden, ceiling light with fan.

Kitchen/Diner

The heart of the home, fitted with a stunning range of modern wall, drawers and base units, complementary worktops, stainless sink drainer with mixer tap, gas hob, integrated fridge freezer, oven, grill, microwave, dishwasher, washing machine, tiled flooring, stable door to side, windows to rear and side, door to dining room.

Bedroom One

Carpet, window to rear, door to en suite, fitted wardrobes.

En Suite

Shower enclosure, wc, hand wash basin,, window to side, tiled floor and walls.

Bedroom Two

Carpet, windows to front and side that provide a good degree of natural light.

Bedroom Three

Carpet, window to front and side, fitted range of bedroom furniture.

Bedroom Four/ Home Office

Carpet, window to side, fitted wardrobes.

Bathroom

Panel P shape bath with mains shower over, wc and hand wash basin set in vanity unit, tiled flooring, window to side, extractor, spotlights.

Outside

Front - Pattern concrete drive with space for up to 4 cars, lawn and gravel areas to side with mature shrubs, path to front door, access to rear along both sides.

Rear - Pattern concrete patio adjacent house, step up to lawn, 2 timber garden stores, one with power, raised vegetable bed, enclosed with fencing, outdoor power sockets, outdoor lighting.

IMPORTANT INFORMATION

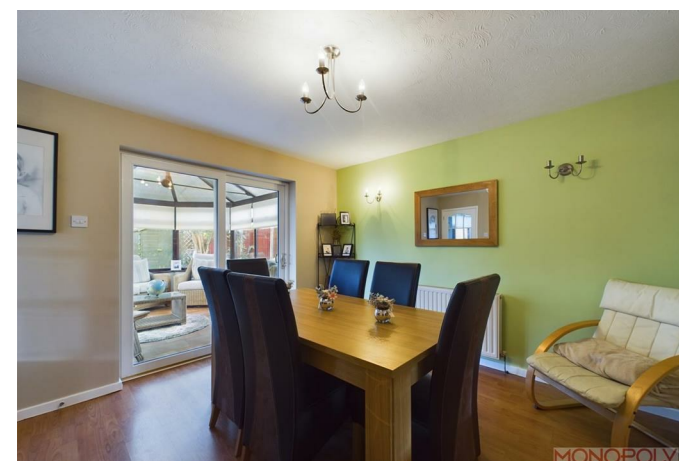
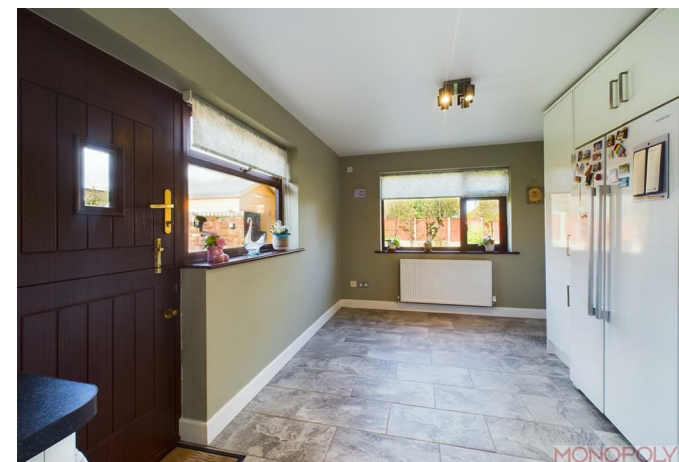
*Material Information interactive report available in video tour and brochure sections. *

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 01978 800186 to find out more.







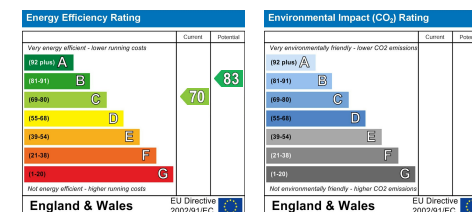


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