



Deeside

Bangor-On-Dee | Wrexham | LL13 0DA

£1,150,000

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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 the property boasts outdoor swimming pool, tennis court and wonderful gardens. The property has been tastefully upgraded by the current owners including newly fitted uPVC double glazed windows, 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, WC, laundry room and cellar. There is also access to the two garage areas/workshops. To the first floor are five bedrooms including a stunning principal with en-suite, linen room or additional bedroom, 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 rights. This property is a must view to appreciate the space and generous grounds attached.

- A PERIOD COUNTRY RESIDENCE DATING FROM THE MID 19TH CENTURY
- TASTEFULLY UPDATED FIVE BEDROOM HOUSE WITH TWO BEDROOM ANNEX
- GENEROUS LIVING ROOM WITH LOG BURNER
- DINING ROOM, KITCHEN & STUDY
- OUTDOOR SWIMMING POOL
- TENNIS COURT
- WONDERFUL GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- 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 1 Hr 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 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. Doors lead off to the downstairs WC, lounge, dining room and inner hallway. Stairs rising to first floor.

Lounge

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

An impressive lounge space with multifuel burner sat on a slate hearth with wooden mantle, carpet flooring, three bay windows in period timber frame allowing plenty of light into the space. UPVC double glazed doors opening onto the garden area. Wall lighting and ceiling light points and traditional radiator.

Dining Room

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

Another generous reception area featuring three bay windows with period timber frame and seating overlooking the garden areas. Carpet flooring, brick built fire surround, chandelier lighting and wall lights, coved ceiling and traditional style radiators.

Inner Hallway

Featuring original tiled flooring, door leading down to cellar, doors to kitchen, study and additional side entrance porch.

Kitchen

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

An impressive country style fitted kitchen with granite work surface over, inset sink/drain, mixer tap, central island with space for seating and wine holder, space for range cooker with extractor above, spaces for dishwasher and fridge/freezer, parquet effect flooring, and double glazed uPVC windows to side and rear. Three ceiling light points.

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 with carpeted flooring, double glazed doors to garden area, fireplace with brick surround and ceiling light point.

Downstairs WC

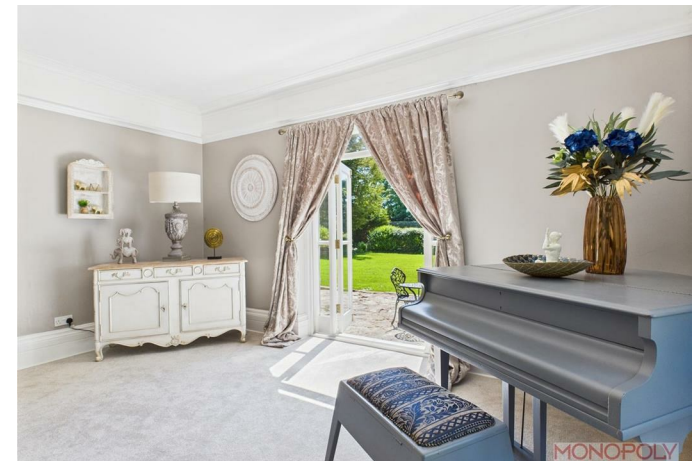
Door from Entrance hallway leads to spacious cloakroom with two piece suite comprising low-level WC and pedestal wash hand basin. UPVC double glazed frosted window to the front elevation.

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 uPVC double glazed window to rear and doors to bedrooms, linen room and bathroom. Traditional style radiator, high skirting boards and two ceiling light points. Door leading to another corridor landing with access to annex bedrooms, stairs leading to attic rooms and principle en-suite.





Principal Bedroom

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

A very generous main bedroom with two uPVC double glazed bay style windows. Carpet flooring, traditional radiator, ornate coving, housing a range of fitted wardrobes, door to en-suite.

En Suite

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

Spacious en-suite with two uPVC double glazed frosted windows. Four piece suite comprising panelled bath, separate double shower cubical, low level WC and 'his and hers' basins set in a vanity unit. Parquet style luxury vinyl tiled flooring, vertical radiator and ceiling light point. Door leads to inner corridor with access to attic rooms or annex bedrooms.

Bedroom Two

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

Currently used as a games room this bedroom features two uPVC double glazed windows to the side elevation, carpet flooring, two ceiling light points and traditional style radiators.

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)

UPVC double glazed window to front elevation, carpet flooring traditional style radiator and ceiling light point. Recess for bedroom furniture.

Bedroom Four

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

UPVC double glazed window to the front elevation, carpet flooring ceiling light point and traditional style radiator.

Bedroom Five

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

UPVC double glazed window to the front elevation, housing a range of fitted wardrobes, carpet flooring and ceiling light point as well as two wall light points.

Linen Room/Bedroom Six

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

Two windows to side elevation, housing a range of fitted wardrobes, carpet flooring, ceiling light point and traditional style radiator.

Bathroom

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

UPVC double glazed window to side elevation. Three piece suite comprising freestanding roll top bath, traditional style wash hand pedestal and WC. Panelled walls and luxury vinyl tiled flooring. Ceiling light point.

Shower Room

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

Three piece suite comprising WC, pedestal wash hand basin and separate shower cubical. Non-slip flooring, window to front elevation, heated towel rail and ceiling light point.



Attic Rooms

Door from corridor off the landing area leads to an additional entrance hall with stairs rising to a 2nd floor landing with two doors leading to the attic rooms. Ideal for storage or with correct permissions converted to suit the buyers needs. The rooms feature carpet flooring, windows to the side elevation and traditional fireplace features.

Annex

Entrance hall with spiral stairs leading to first floor landing, bathrooms and two double bedrooms. Doors off to modern fitted kitchen with space for white goods (3.58 x 2.48), door off to two piece WC, lounge/diner (6.54 x 6.03 max) and storage cupboard. The lounge diner is open plan fitted with two uPVC double glazed windows one being a bay window to the rear elevation and one to the side elevation. There is a fireplace with stone surround and there are ample wall lights.

To the first floor there are two double bedrooms with uPVC double glazed windows, carpet flooring, ceiling light points and electric heaters. (4.46 x 3.21 & 2.94 x 2.87) The bathroom is a three piece suite comprising WC, wash hand basin and panelled bath with shower over (2.49 x 1.78).

Outbuildings

There are two garages on the property with power and lighting. There are also some brick built sheds, a greenhouse and 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.

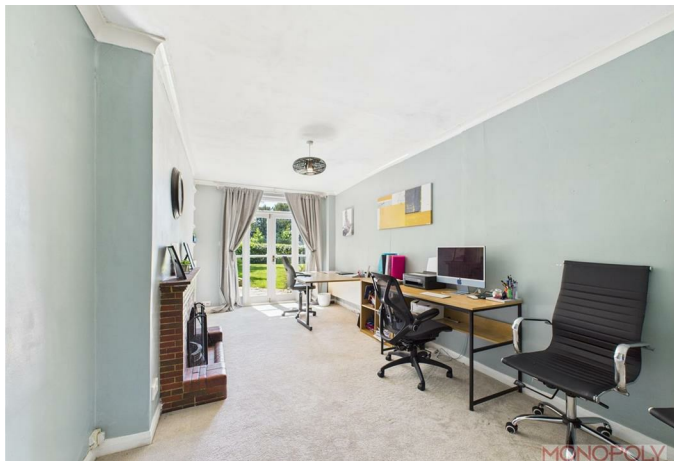
The gravelled driveway provides ample parking and manoeuvring space to the side of the property and leads to the garaging and domestic outbuildings.

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

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).

PLEASE NOTE THE FIELD TO THE REAR OF THE PROPERTY, ACCESS ROAD AND THE ORCHARD AREA HAS BEEN SOLD AND REFLECTED IN PRICE. AS THE SALE OF THIS LAND IS STILL BEING PROCESSED, IT IS NOT REFLECTED ON THE LAND REGISTRY DETAILS ATTACHED TO THE PROPERTY. PLEASE ASK FOR FURTHER INFORMATION. ONCE THIS COMPLETES THIS WILL BE UPDATED





Additional Information

The internal accommodation extends, in all, to over 6000 square feet. The present owners have completed improvements to the property in recent years whilst maintaining some original features. The windows have been replaced throughout recently also. Please contact us for further details of works completed. Mains water and electricity. Oil fired central heating. Drainage, we understand is to a private system. Freehold. Local Authority is Wrexham County Borough Council. Council Tax - The property is in Band 'I'.

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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

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

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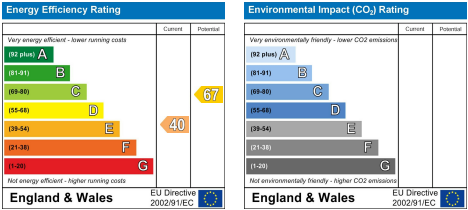
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KEY FACTS FOR BUYERS

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



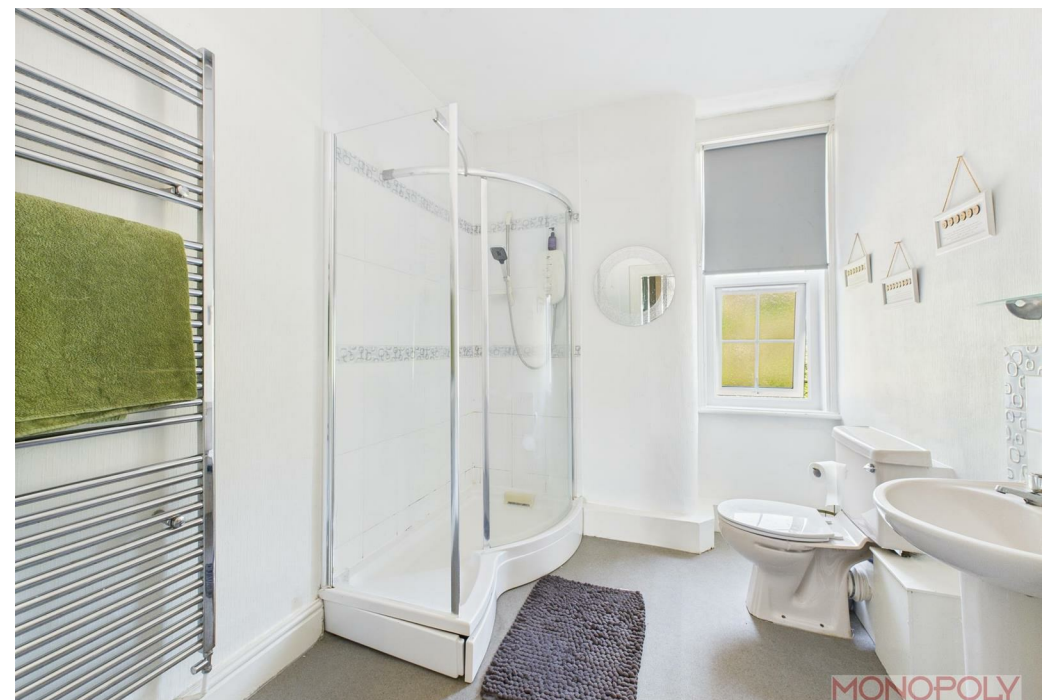
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