



4

Bangor-On-Dee | Wrexham | LL13 0DZ

Offers In Excess Of £290,000

MONOPOLY
BUY • SELL • RENT

MONOPOLY
BUY • SELL • RENT

4

Bangor-On-Dee | Wrexham | LL13 0DZ

Nestled in the charming village of Bangor-On-Dee, Wrexham, this delightful detached bungalow on Abbey Gardens offers a perfect blend of comfort and convenience. Spanning an impressive 1,173 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a entrance leading to a hallway providing access to spacious reception room that provides a warm and inviting atmosphere, well equipped kitchen with conservatory beyond, three bedrooms and family bathroom. The layout of the bungalow ensures a practical flow throughout, with ample natural light enhancing the living spaces.

One of the standout features of this home is the generous parking space and integral garage. This added convenience is sure to appeal to families or those with multiple vehicles. To the rear is an enclosed garden. Set in a peaceful location, this bungalow is surrounded by the picturesque scenery of Bangor-On-Dee, providing a tranquil retreat while still being within easy reach of local amenities and transport links. In summary, this detached bungalow on Abbey Gardens presents an excellent opportunity for those looking to settle in a serene environment without compromising on space or accessibility. It is a property that truly deserves a viewing to appreciate all it has to offer.

- THREE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS LOUNGE
- WELL EQUIPPED KITCHEN
- FAMILY BATHROOM
- INTEGRAL GARAGE
- OFF ROAD PARKING
- REAR GARDEN
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



Porch

Upvc wood effect flooring, door to hall.

Hall

Wood effect flooring, doors to kitchen, lounge, bedrooms and bathroom, two storage cupboards.

Lounge

Window to front, carpet, gas fire with complementary surround, coving, patio doors to conservatory.

Kitchen

Fitted range of wall and base units, stainless sink drainer, mixer tap, oven and grill, gas hob, extractor, tiled splash back, wood effect flooring, spaces for dishwasher and fridge/freezer, door to conservatory.

Conservatory

Tiled floor, windows to rear and sides, polycarbonate roof, potential to add cosy style roof.

Bedroom One

Carpet, window to rear, door to en suite.

En Suite

Shower enclosure, wc, hand wash basin, tile effect flooring, window to side.

Bedroom Two

Carpet, newly installed windows to front and side.

Bedroom Three

Carpet, window to side.

Bathroom

P shape bath with shower from taps, wc, hand wash basin, tiled floor and walls, spotlights, window to side.

Garage

Up and over door, pedestrian door to side, wall

mounted combi boiler, space and plumbing for washing machine and tumble dryer.

Outside

Rear garden with paving adjacent house, raised and covered timber deck, idea for a hot tub, gate to lawn.

Front double tarmac driveway leading to integral garage, lawn to side with mature shrubs and tree.

IMPORTANT INFORMATION

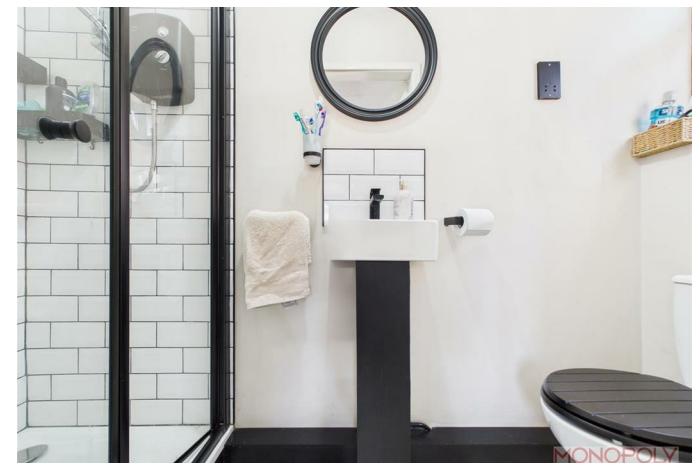
Material Information interactive report available in video tour and brochure sections.

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.

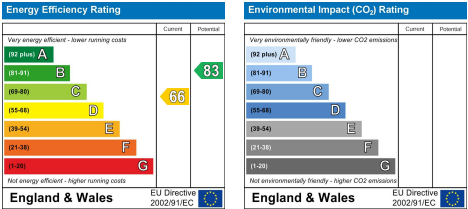
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT