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Wrexham | | LL13 0BA

£300,000

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## 2

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A fantastic opportunity to purchase this spacious three-bedroom detached bungalow, offered to the market with no onward chain. The accommodation comprises an entrance porch, a hallway with built-in storage, a generous open-plan lounge/dining area, and a bright triple-aspect conservatory overlooking the garden. The kitchen benefits from a separate utility/rear porch, while an inner hallway leads to three double bedrooms, a modern shower room, and a separate WC. Externally, the property occupies a good-sized plot with a neatly maintained lawn and decorative frontage, a driveway, garage, and a beautifully landscaped rear garden featuring a lawn, established trees, a feature pond, and a timber shed—creating a peaceful and private outdoor retreat. Situated on Abbeygate Walk in the heart of Bangor-on-Dee, this home enjoys a quiet position in one of Wrexham's most picturesque and historic villages. The area offers a range of local amenities including a convenience store, primary school, traditional pubs, the renowned Bangor-on-Dee Racecourse, and scenic riverside walks along the River Dee. Despite its rural charm, the village benefits from excellent transport links to Wrexham, Chester, and the A483. This well-maintained bungalow is ideally suited to downsizers, families, or anyone seeking single-storey living in a desirable village location.

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- ENTRANCE PORCH/HALL/INNER HALLWAY
- OPEN PLAN LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN WITH REAR PORCH/UTILITY
- SHOWER ROOM WITH SEPARATE WC
- SOUGHT AFTER VILLAGE LOCATION
- GARAGE AND DRIVEWAY
- WELL-MAINTAINED GARDENS TO FRONT AND REAR
- NO CHAIN



### ENTRANCE PORCH

A welcoming entrance porch with UPVC double glazed sliding door into porch with quarry tiled flooring, ceiling light point and uPVC double glazed frosted floor with side panel into the hall.

### ENTRANCE HALL

Doors into the lounge, kitchen and inner hallway. Storage cupboard including coat hooks and shelving. panelled radiator, ceiling light point and carpet flooring.

### LOUNGE/DINING

UPVC double glazed leaded bay window to front elevation. Gas fireplace sat on tiled hearth with stone surround. Carpet flooring, panelled radiators, coved ceiling, ceiling light point, two wall lights, step and opening into dining room with hatch into kitchen. UPVC double glazed sliding doors into conservatory.

### CONSERVATORY

Triple aspect uPVC double glazed conservatory with uPVC double glazed sliding doors into the rear garden. Tiled flooring, power sockets and two wall lights.

### KITCHEN

Housing a range of wooden wall, drawer and base units with work surface over. Integrated appliances to include eye-level electric double oven and grill, gas hob, extractor hood, fridge and under counter freezer. Wall mounted boiler, stainless steel sink unit, vinyl flooring, two ceiling strip lights, splash back tiles, uPVC double glazed window to the rear overlooking the rear garden and uPVC double glazed frosted door to rear porch/utility.

### REAR PORCH/UTILITY

Hardwood built rear porch with dual aspect views of garden area. Space and plumbing for washing

machine and tumble dryer. Tiled flooring, ceiling light point, power sockets and door to rear garden area.

### INNER HALLWAY

Hardwood glazed door from the entrance hall leads to inner hallway with doors to bedrooms, bathroom and WC. Access to loft, carpet flooring and ceiling light point. Airing cupboard with shelving.

### BEDROOM ONE

UPVC double glazed leaded window to the front elevation. Fitted wardrobes with rails along, with a fitted vanity unit with drawers. Ceiling light point, panelled radiator and carpet flooring.

### BEDROOM TWO

UPVC double glazed leaded window to front elevation. Two built in storage cupboards including rails and shelving. Fitted bedside shelves. Carpet flooring, ceiling light point and panelled radiator.

### BEDROOM THREE

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

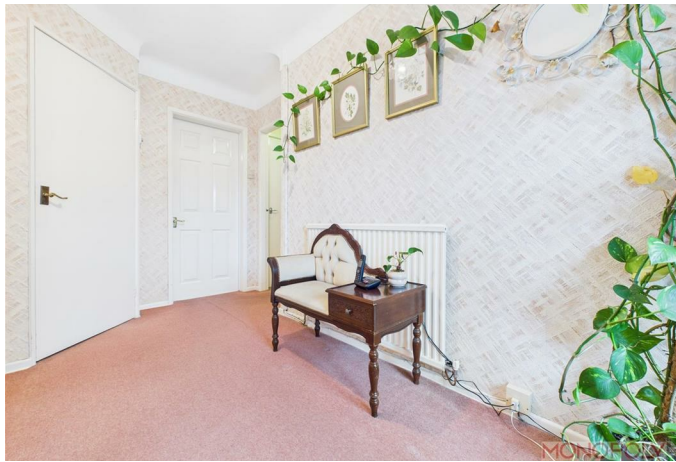
### BATHROOM

Two piece suite comprising pedestal hand wash basin and double walk-in electric shower with tiled splash-back and glass sliding door. Ceiling light point, tiled walls, non-slip flooring, shave point, panelled radiator, wall mounted vanity cabinet, wall light and fitted mirror. Wooden glazed frosted window into rear porch.

### WC

Separate WC with half tiled wall, non-slip vinyl flooring, ceiling light point and wooden glazed window into rear porch.





## **GARAGE**

Electric up and over door leads to garage with ceiling lights, tap with garden hose, power sockets, electric box and meters. Wooden door leads into the garden area.

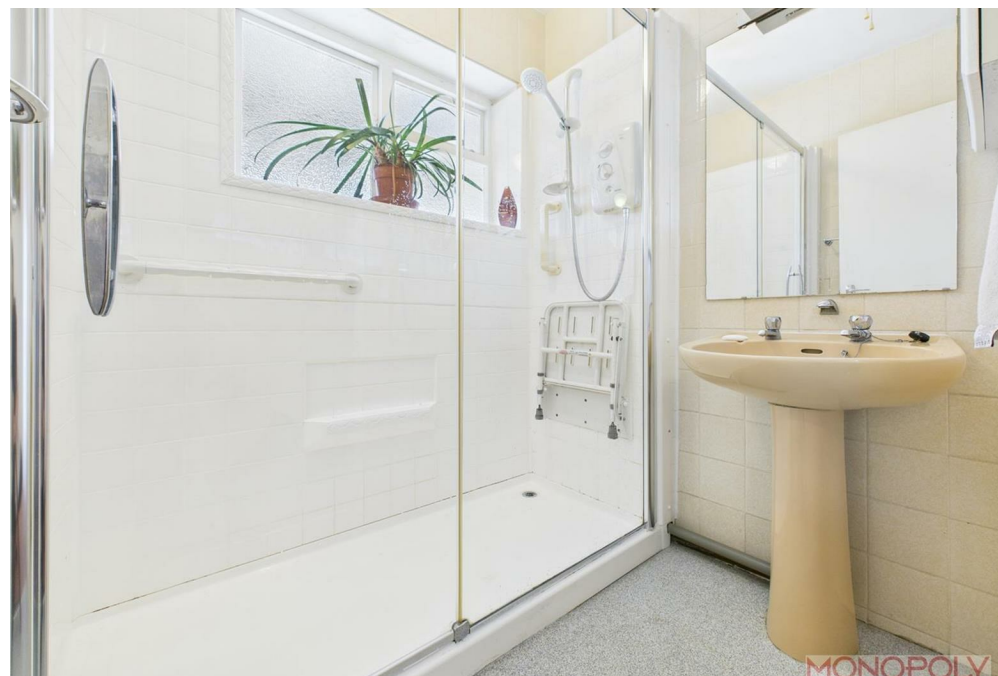
## **OUTSIDE**

The property enjoys a generous corner plot with beautifully maintained outdoor space. To the front, a paved driveway provides ample off-road parking and is complemented by a decorative gravel garden with mature trees, flowering shrubs, and a curved low hedge creating a welcoming first impression. An iron side gate offers access to the rear garden via a paved path that runs alongside the detached garage. The rear garden is a particular highlight, offering excellent privacy and a well-established lawn framed by dense hedging, trees, and colourful borders. At the heart of the garden is a charming ornamental pond, surrounded by stone edging and manicured planting. A wooden trellis and steps lead to a discreetly positioned timber shed, ideal for storage or gardening tools. The garden is fully enclosed with a mix of fence panels and mature planting for added seclusion, and a combination of paved and concrete paths provide ease of access around the property.

## **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.

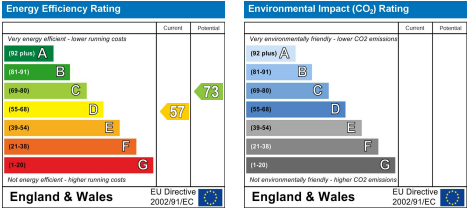








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