



Helping *you* move



Abbeygate Bungalow, Millbrook Lane, Bangor-On-Dee, LL13 0DB

Starting Bid

£285,000

*****FOR SALE BY MODERN AUCTION*****

A great size three bedroom detached bungalow situated on a country lane on the edge of the popular village of Bangor-on-Dee. With well maintained gardens and lovely countryside views. NO UPWARD CHAIN.

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Overview

- Good Size Detached Bungalow
- For Sale by Modern Auction - T&C's apply
- Three Bedrooms
- Rural Location with Lovely Views
- No Upward Chain
- Driveway and Single Garage
- Well Maintained Gardens
- Close to Bangor-on-Dee Village
- Versatile Accommodation
- Viewing Recommended
- EPC F
- Council Tax Band F



*****FOR SALE BY MODERN AUCTION*****

Nestled in a peaceful rural location on a quiet country lane, this delightful three bedroom detached bungalow is perfect if you are seeking countryside living yet want easy access to local amenities. Just a stone's throw from the picturesque village of Bangor-on-Dee, the property also boasts far-reaching views towards the Welsh Hills. The bungalow provides flexible accommodation comprising Entrance Hall leading to a cosy Lounge, a well-equipped Kitchen/Breakfast Room, and a Sun Room perfect for relaxation. The accommodation is versatile, with one of the bedrooms currently used as a dining room, and the added benefit of a study area for those working from home. The property features three well-sized bedrooms in total, along with a Family Bathroom. Outside, a set of wrought iron gates open onto a private driveway, leading to a single detached garage, providing great parking facilities. The generous rear garden offers a fantastic outdoor space, with a patio area and a spacious lawn, ideal for entertaining or simply enjoying the peaceful surroundings. With no upward chain, this property presents a fantastic opportunity to enjoy rural living with the convenience of being close to Bangor-on-Dee. Don't miss the chance to make this charming bungalow your new home.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band F. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch take the A525 towards Wrexham, just before reaching Bangor-on-Dee take the left hand turn into Millbrook Lane where the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC F. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

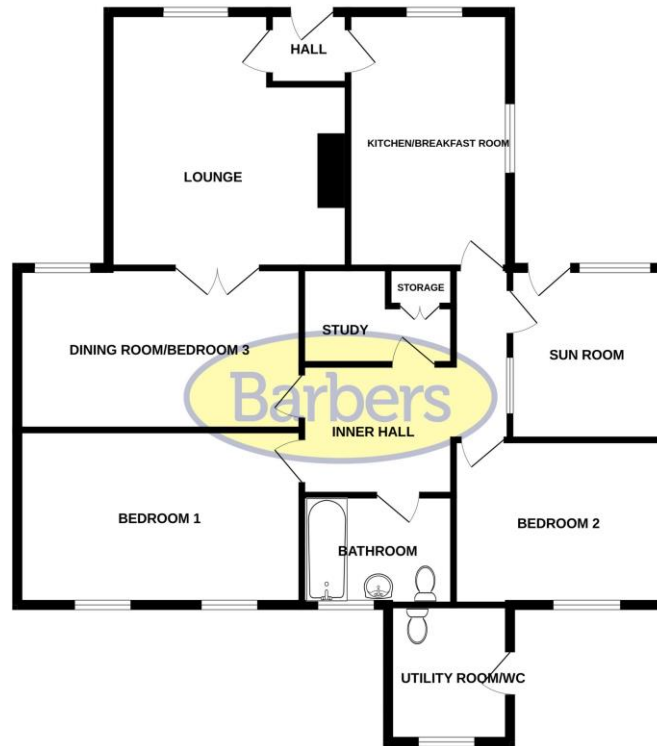
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025

LOUNGE

15' 1" x 14' 2" (4.6m x 4.32m) max

DINING ROOM/BEDROOM THREE

16' 4" x 9' 7" (4.98m x 2.92m)

KITCHEN/BREAKFAST ROOM

13' 9" x 9' 7" (4.19m x 2.92m)

SUN ROOM

10' 1" x 9' 5" (3.07m x 2.87m)

BEDROOM ONE

16' 2" x 9' 5" (4.93m x 2.87m)

BEDROOM TWO

13' 6" x 9' 9" (4.11m x 2.97m)

STUDY

10' 1" x 5' 9" (3.07m x 1.75m)

BATHROOM

9' 9" x 6' 4" (2.97m x 1.93m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.