

**FOR SALE**

Offers in the region of £399,995

2 Ludlow Close, Bangor-On-Dee,
Wrexham, LL13 0JE

An extended and much improved detached four-bedroom family home situated on a corner plot and boasting generous gardens, well proportioned and stylishly presented living accommodation, and integral garage, enviably situated in a popular location within the village of Bangor-On-Dee.



Wrexham (5 miles), Ellesmere (8 miles), Whitchurch (11 miles), Oswestry (13 miles).

All distances approximate.



- Extended Family Home
- Master with En-Suite
- Stylishly Presented
- Generous Gardens
- Garage and Driveway
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer 2 Ludlow Close in Bangor-On-Dee for sale by private treaty.

2 Ludlow Close is a detached four-bedroom family home which has been the subject of substantial improvement works by the current vendors, including a generous rear extension, to now provide around 1750 sq ft of stylishly presented and generously proportioned living accommodation situated over two floors, making it an ideal home for growing families and at present comprising, on the ground floor, an Entrance Hall, Living Room, Cloakroom, Utility Room, open-plan Kitchen/Dining Room with Snug/Office area, and Garden Room, together with, to the first floor, four double Bedrooms (the Master boasting an En-Suite) and a family Bathroom.

The property is favourably positioned within a generous corner plot and, as such, enjoys larger gardens than would be typical for a property of this nature. The gardens have, again, been the subject of careful improvement works and now offer an excellent external space to complement the property, whilst at present comprising, to the front, a printed concrete driveway flanked to one side by an expanse of lawn, with a timber gate leading around the side of the property, over a printed concrete walkway, to private rear gardens which feature an attractive paved patio area bordered by a shaped lawn, with an inset covered seating area and a number of slate beds.

SITUATION

2 Ludlow Close is enviably positioned within a well-regarded development on the perimeter of the particularly popular traditional village of Bangor-On-Dee, which boasts a respectable range of amenities for its size, including School, Church, Village Store, Public House, and Village Hall, as well as excellent opportunities for walks along the River Dee; with the towns of Ellesmere, Oswestry, and Whitchurch all lying within a convenient distance. Bangor-On-Dee is especially well situated for access to the county centre of Wrexham, which sits around 5 miles to the north west and provides a comprehensive range of amenities of all kinds.

W3W

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DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the middle of Overton, turn left and to head into the heart of the village when on the apex of a sharp left hand bend, turn right onto Bangor Road; follow Bangor Road until reaching a T junction in the centre of Bangor-On-Dee, here turn right and, shortly after, take a further right turn onto Sandown Road. Continue along Sandown Road, passing the school on your right, until a right hand turn leads on to Ludlow Close, where, after around 200ft, the property will be situated on your right.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including Ysgol Sant Dunawd, The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Oswestry School, Moreton Hall, and Shrewsbury College.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

The property is principally accessed via a covered porch into an Entrance Hall where stairs, with a useful understairs storage cupboard beneath, rise to the first floor, and from where a door leads into a welcoming Living Room with window onto the front elevation and "living-flame" effect fire. From the Hallway, a further door leads into an inner hallway which segues into an open-plan Kitchen/Dining Room featuring an attractive fully-fitted kitchen with dual-aspect windows, alongside ample space for a seating/dining area which then gives on, respectively, to a cosy and versatile Snug/Office space, and a Garden Room with views over the Garden. The remainder of the ground floor living accommodation comprises a Utility Room and Cloakroom.

Stairs rise from the Entrance Hallway to a first floor landing from where doors lead into four generously sized bedrooms, all of which can accommodate double beds and with the master benefitting from an En-Suite shower room, alongside a family Bathroom which boasts an attractive white suite.

OUTSIDE

2 Ludlow Close is positioned within a generous corner plot which affords the property larger than might be expected gardens, these positioned to the front, side, and rear of the house.

The property is accessed over a printed concrete driveway which is flanked to one side by an area of lawn and provides ample space for a number of vehicles whilst leading on to the integral single garage (approx 5.31m x 2.54m),

A mid-height timber gate leads around the side of the property, via a printed concrete walkway, to private rear gardens which have been much improved and well maintained by the current vendors to now feature an attractive paved porcelain patio area, which represents an ideal space for outdoor dining and entertaining, bordered by an area of shaped lawn, with the lawns bordered by slate gravel beds and culminating, on the northern boundary, in a further covered seating area.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 5.31m x 3.45m

Kitchen: 4.85m x 3.12m

Dining Area: 3.15m x 2.72m

Snug: 3.15m x 2.72m

Utility Room: 3.38m x 1.60m

Cloakroom:

Garden Room: 3.33m x 3.15m

- First Floor -

Master Bedroom (incl En-Suite): 6.99m x 3.00m

Bedroom Two: 5.03m x 3.61m

Bedroom Three: 3.91m x 2.92m

Bedroom Four: 3.89m x 2.82m (max)

Family Bathroom:

SERVICES

We understand the property to be served by mains water, drainage, gas, and electric.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

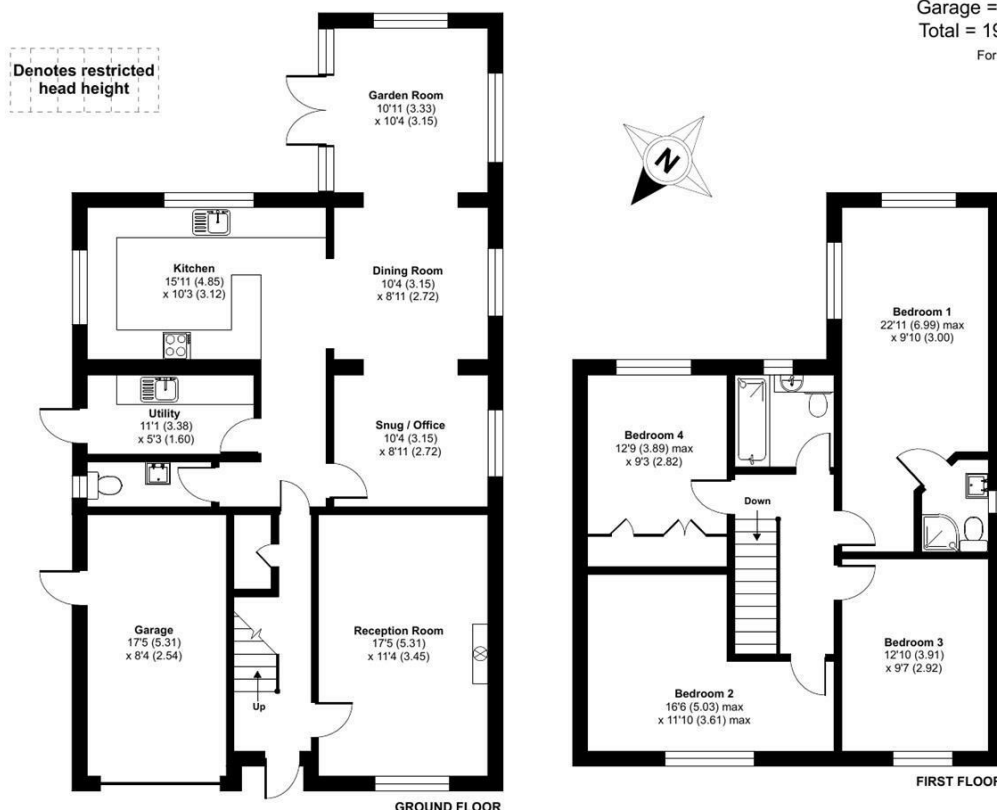
The property is shown as being within Council Tax Band F on the local authority register.

VIEWING

By appointment through Halls, The Square, Ellesmere, SY12 0AW

FOR SALE

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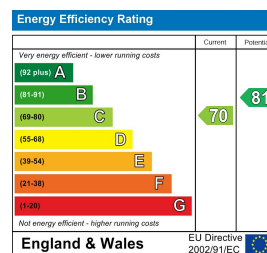
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Energy Performance Ratings



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The Square, Ellesmere, Shropshire, SY12 0AW

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