



## Abbeygate Bungalow Millbrook Lane Bangor-On-Dee, Wrexham, LL13 0DJ

Set behind double gates is this spacious 3 bedroom detached bungalow with good sized gardens in an enviable location on the fringe of the sought after village of Bangor On Dee enjoying stunning panoramic views towards the Welsh Hills. Having been extended, Abbeygate Bungalow offers flexible accommodation that briefly comprises a canopy porch, entrance hall, sitting room, kitchen/breakfast room, sun lounge, dining room or 3rd bedroom, 2 further double bedrooms, walk in dressing room and a bathroom. Upvc double glazing and Oil fired central heating. Externally, a private drive leads to the detached garage, front garden with seating areas. The private and mainly lawned rear garden has a pleasant rural aspect and includes a store room with gardeners w.c. Viewing recommended to appreciate the location. NO CHAIN. Energy Rating - F (26)

**Price £380,000**

# Abbeygate Bungalow Millbrook Lane

Bangor-On-Dee, Wrexham, LL13 0DJ



- Spacious detached bungalow
- Lounge
- Sun lounge
- Gardens to front and rear
- Enjoying panoramic views
- Dining room/third bedroom
- Two bedrooms, bathroom
- Canopy porch, hallway
- Kitchen/breakfast room
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ACCOMMODATION

## HALLWAY

## LOUNGE

15'2 x 13'9 (4.62m x 4.19m )

## DINING ROOM/THIRD BEDROOM

16'1 x 9'7 (4.90m x 2.92m )

## KITCHEN/BREAKFAST ROOM

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

## SUN LOUNGE

10'4 x 9'3 (3.15m x 2.82m )

## BEDROOM ONE

16'0 x 9'5 (4.88m x 2.87m )

## BEDROOM TWO

13'6 x 9'8 (4.11m x 2.95m )

## DRESSING ROOM

9'9 x 5'9 max (2.97m x 1.75m max )

## BATHROOM

9'8 x 6'3 (2.95m x 1.91m )

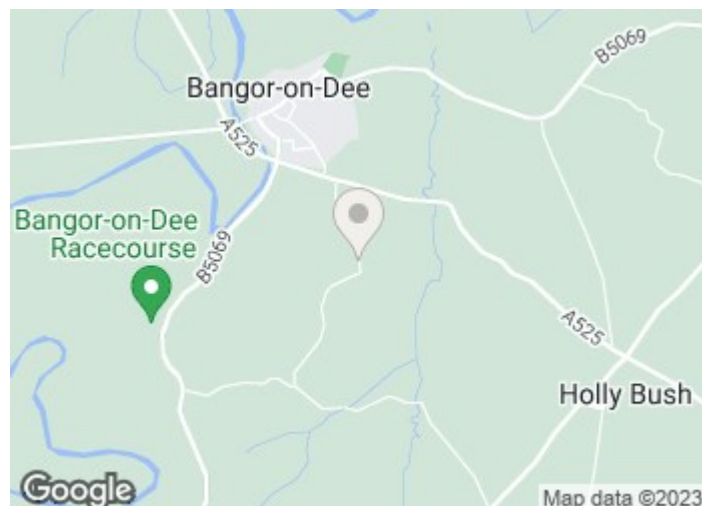
## OUTSIDE

## DETACHED GARAGE

20'3 x 8'8 (6.17m x 2.64m )

## GARDENS

## COUNCIL TAX BAND - F



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"></div> <div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">80</span> </div> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"></div> <div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">26</span> </div> </div>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	