



Dee Court, Bangor-On-Dee, LL13 0AQ

Price £180,000

Reference: 19406875

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

Newly renovated to an excellent standard is this 2 double bedroom mews style house having the benefit of a new fitted grey kitchen, modern bathroom, new decoration, new carpets and efficient Worcester gas combination boiler. Located within the picturesque village of Bangor On Dee with its idyllic setting on the banks of the River Dee and close to amenities, shops and pubs/restaurants, the accommodation briefly comprises a canopy porch, entrance hall with wood effect flooring that continues into the spacious lounge, kitchen dining room with access to the rear garden. The 1st floor landing has a useful store cupboard and gives access to the 2 double bedrooms and a bathroom with shower over the bath. Externally there is a double width private drive for 2 cars and a gated path leads to the rear enclosed courtyard style garden with patio area which enjoys a sunny aspect and an excellent degree of privacy. NO CHAIN. Energy Rating - E (51)

### LOCATION

The Riverside Village of Bangor on Dee lies approx. 5 miles from Wrexham city centre just off the A525 which provides excellent road links to the Wrexham Industrial Estate and the A483 by-pass which links Wrexham, Chester and Oswestry and allows for daily commuting to the major commercial and industrial centres of the region. The Village not only has a picturesque setting on the banks of the River Dee, but also boasts a popular Racecourse, 2 Pubs/Restaurants, a Convenience Store, Post Office and Hairdressers. There is a primary School and is within the catchment area of the highly regarded Penley Secondary School.



### DIRECTIONS

From Wrexham city centre proceed along the A525 Whitchurch Road for approx. 5 miles taking the exit over the old bridge into Bangor on Dee, proceed past the Village Shops on the left and thereafter on the right hand side you will see the entrance to Dee Court, with number 8 being within the courtyard.

### ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With wood effect flooring, radiator, upvc double glazed window, coving to ceiling and coat hanging space. A six panel door opens to:

### LOUNGE

13'5 x 16'4

A good sized reception room having a continuation of the wood effect flooring, coving to ceiling, mains wired smoke alarm, upvc double glazed window to front with radiator below, wall mounted electric fire and stairs to first floor landing. A six panel door opens to:

### KITCHEN/DINING ROOM

13'5 x 10'2

Appointed with a new shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with matching oven/grill below and black extractor hood above, plumbing for washing machine, space for fridge freezer, part tiled walls, wood effect ceramic tiled flooring, radiator and upvc part glazed external door leading to the rear garden.

### ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

### LANDING

With ceiling hatch to roof space, newly fitted carpet, storage cupboard housing the Worcester efficient gas combination boiler and cottage style doors off to all rooms.

### BEDROOM ONE

14'5 x 9'4

A double bedroom with two upvc double glazed windows to rear, radiator and newly fitted carpet.

### BEDROOM TWO

13'5 into recess x 10'4

Two upvc double glazed windows to front, radiator, built-in good sized storage cupboard and newly fitted carpet.

### BATHROOM

Appointed with a modern white suite of pedestal wash basin with mixer tap and tiled splashback, low flush w.c

with dual flush, bath with mixer tap, mains thermostatic shower and splash screen, part tiled walls, upvc double glazed window, chrome heated towel rail, extractor fan and ceramic tiled flooring.

### OUTSIDE

The property has the benefit of private parking for two cars to the front. To the rear of the property is a courtyard style garden with paved patio providing a south facing aspect, rear access gate and flowerbeds.

### COUNCIL TAX BAND - C