

# Town & Country

Estate & Letting Agents

Bangor Road, Wrexham

Offers In The Region Of £249,950



Located in the heart of this popular village, this detached three bedroom home is well presented throughout and still benefits from many period features. Being predominantly UPVC double glazed and with gas central heating, the property comprises; a vestibule with a stained glass internal door opening to the entrance hall which supplies access to the lounge, kitchen, dining room, which offers access to the Orangery. The first floor landing has internal doors off opening to all three bedrooms into the bathroom suite. Externally to the front of the property is a lawned garden with well-stocked borders along with a paved pathway, offering access to the front door and to the rear garden. The rear garden enjoys a lovely sunny southerly aspect, being lawn with a shrub border, a paved patio and timber summer house, several outbuildings, an iron gated access opening to the properties of road parking. Viewings come highly recommended!

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## Entrance

14'9 x 6'9

The property is accessed via double glazed UPVC doors to front leading to the vestibule. Quarry tile flooring. Timber stain-glass door to entrance hall. Continuation of quarry tiled flooring. Stairs to the first floor with pine bannister and spindle balustrades. Storage cupboard below. Doors to:



## Lounge

13'9 x 12'1

Featuring a cast-iron living flame gas fire set upon a tiled hearth within a pine Adam style surround. Timber floorboards. Picture rail. Double glazed bay window to front. Radiator.



## Dining Room

13'8 x 11'6

Central living flame gas fire set within an Adam style surround upon a tiled hearth. Parquet flooring. Picture rail. UPVC double glazed French doors to Orangery. Radiator.



## Orangery

10'4 x 9'5

Timber laminate flooring. Velux skylight. UPVC double glazed French doors to rear garden. Radiator.



## Kitchen

12'7 x 7'5

Fitted with a range of attractive and antique style wall, base and drawer units with complementary work surfaces. Display cabinets housing a Worcester gas combination boiler. Space for a Range cooker below an extractor hood fitted into an original flu. Space for a slimline dishwasher. Space for a washing machine. Space for a tall fridge-freezer. Ceramic tiled flooring. Part tiled walls. Exposed beams to ceiling. Double glazed window to rear. Radiator.



## Landing

Timber frame window to side. Pine doors to:



## Bedroom One

14'3 x 11'0

Exposed floorboards. Picture rail. Double glazed bay window to front. Radiator.



## Bedroom Two

13'3 x 11'4

Exposed floorboards. Picture rail. Double glazed window to rear. Radiator.



### Bedroom Three

6'9 x 6'6

Double glazed window to front. Radiator.



### Bathroom

7'8 x 7'4

High-level W/C. Pedestal wash hand basin. Panel enclosed bath. Separate shower enclosure. Fitted shelved cabinet. Partially panelled, partially tiled walls. Inset spotlights to ceiling. Opaque window to rear. Radiator.



### Outside

The property is accessed via an iron gate opening to paved pathways positioned alongside a lawned and shrubbed garden. Outside light. Iron gate giving access to rear

The rear garden enjoys a sunny southerly aspect, and is predominantly laid to lawn with a shrub to border and raised paved patio area. Double iron gates open to the

property's off-road parking space. There is an outside light and outside water supply, as well as access to a summer house and to three brick outbuildings.



### Summerhouse

9'6 x 7'10

A timber summerhouse being single glazed with double doors to the rear garden.

### Outbuildings

Outbuilding One (7'2 x 6'2) - With a timber single glazed window to the side, power and light.

Outbuilding Two (7'2 x 2'7) - Housing a high-level W/C with a light.

Outbuilding Three (7'2 x 4'1) - Having an outside light.

### Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

### Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

### Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

### Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

