

Bangor Road, Wrexham

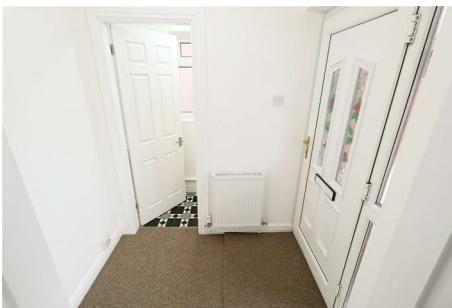
£275,000



Situated within this popular village to the south of Wrexham, offering easy access to local motorway networks and a range of day-to-day amenities, this detached three-bedroom family home occupies a corner plot. The property benefits from uPVC double glazing and gas central heating. Internal accommodation briefly comprises an entrance hall with cloakroom/WC, a living room with a bow window to the front elevation, a dining room with French doors opening onto the rear garden, and a kitchen fitted with a range of grey wood-grain effect shaker-style wall, base, and drawer units. To the first floor, the landing provides access to a built-in storage cupboard, a spacious bathroom, and three well-proportioned bedrooms. Externally, the property sits on a corner plot with gardens that are predominantly laid to lawn, with hedging to the front and fencing to the side. The rear garden enjoys a sunny southerly orientation and features a dual-level paved patio area, along with access to a single garage and off-road parking positioned to the front.

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## DESCRIPTION

A well-presented detached three-bedroom family home occupying a corner plot within a popular village location south of Wrexham. The property benefits from uPVC double glazing, gas central heating, off-road parking, a single garage, and a sunny rear garden, with accommodation comprising a living room, dining room, kitchen, cloakroom WC, three bedrooms, and a family bathroom.



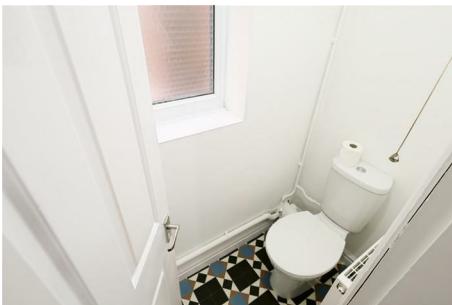
## LOCATION

Bangor Road is conveniently located within the popular village of Johnstown, offering easy access to Wrexham town centre and a range of local amenities including shops, schools, and leisure facilities. The area is well placed for commuting, with good road links to the A483 and surrounding motorway networks, as well as access to public transport services.

## ENTRANCE HALL

5'7" x 4'6"

The property is entered via an opaque uPVC double-glazed front door, which opens into the entrance hall. The hall features a radiator and doors leading to the cloakroom WC and the living room.



## CLOAKROOM W/C

5'7" x 2'5"

Fitted with a white low-level dual-flush WC and wash hand basin with a mirror above. An opaque window faces the side elevation.



## LIVING ROOM

12'8" x 14'3"

Featuring a large bow window to the front elevation with a radiator beneath.

There is provision for an electric fire set within a granite Adam-style fireplace. Stairs rise to the first-floor accommodation with a large storage cupboard below. A door leads through to the dining room.



## DINING ROOM

10'2" x 8'5"

With a radiator and uPVC double-glazed French doors opening out to the rear garden.



## KITCHEN

10'2" x 8'1"

Installed with an array of attractive grey shaker-style, wood-grain effect wall, base, and drawer units, complemented by stainless steel handles and work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. There is a housing cupboard for the Ideal gas combination boiler, along with a built-in oven, hob, and extractor hood. The floor is laid with ceramic tiles, and the room benefits from a radiator and a uPVC double-glazed door opening to the rear garden.



## EXTERNALLY

The rear garden enjoys a lovely sunny orientation and features a lawned area, a large paved patio, and a second raised paved patio area. There is an external light and water supply, access to the garage, and a timber gate leading to the off-road parking area positioned in front of the garage. A semi-detached garage with a pitched roof, power and lighting, an up-and-over garage door, and a side access door.

## FIRST FLOOR LANDING

With access to the loft, a built-in shelved cupboard, and doors leading to the bathroom and all three bedrooms.



## BATHROOM

9'6" x 5'3"

A spacious bathroom fitted with a white three-piece suite comprising a panelled bath with jewel-head shower over, a low-level WC, and a pedestal wash hand basin. The room features tiled walls, a radiator, an opaque window to the front elevation, and an extractor fan set within the ceiling.

## BEDROOM ONE

12'6" x 11'2" max

With two windows to the front elevation and a radiator.



## BEDROOM TWO

10'8" x 10'8"

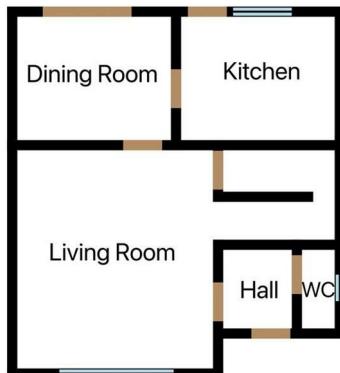
Having a window to the rear elevation with a radiator below.



## BEDROOM THREE

9'6" x 8'3"

Also featuring a window to the rear elevation with a radiator below.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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