



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

**O.I.R.O £175,000**

**\*\* NO ONWARD CHAIN \*\*** Olivegrove are pleased to present this 2 double bedroom mid terrace in the sought after area of Bangor-on-Dee. Residing in a private cul-de-sac with off road parking this property comprises of; A spacious lounge and kitchen/breakfast room to the ground floor with 2 double bedrooms and a bathroom to the first floor. This property also benefits from a low maintenance garden, Double glazed windows and Gas central heating. AVAILABLE WITH NO ONWARD CHAIN Viewing is essential to appreciate all this property has to offer. Call Olivegrove on 01978 750234 to arrange a viewing.



The property is approached via a tarmac driveway to a part glazed door leading into the Porch Area.

### **Porch Area**

Carpet. UPVC double glazed window to the front elevation. Door to:

### **Lounge 13'8" max x 16'2" (4.17 max x 4.94)**



Carpeted. Stairs rising to First Floor. Radiator, gas fire. UPVC double glazed window to the front elevation. TV point, telephone point. Door to:

### **Kitchen / Breakfast Room 10'5" x 13'8" (3.17 x 4.17)**



Laminate flooring, radiator, space for a large American style fridge freezer. UPVC double glazed door and window to the rear elevation. Oak effect shaker style cabinets comprising of wall, base and drawer units with chrome fittings and black moulded laminated worktops. Integrated Electric Oven with Gas hob and extractor over. Space and

plumbing for washing machine and dishwasher, stainless steel 1½ bowl sink with chrome taps.

### **Landing**

Carpeted, loft access. Airing cupboard, gas boiler. Doors off to:

### **Bedroom 1 13'9" x 9'5" (4.18 x 2.88)**



Carpeted. 2 x UPVC double glazed windows to the rear elevation. Radiator.

### **Bedroom 2 13'9" max x 10'5" (4.18 max x 3.17)**



Carpeted. 2 x UPVC double glazed windows to front. Radiator, built in storage cupboard.

### Bathroom 6'9" max x 7'5" (2.05 max x 2.27)



Three piece bathroom suite comprising of a bath with electric shower over, pedestal wash hand basin and wc. Lino flooring, tiled walls, extractor fan and chrome towel radiator.

### Outside - Front

The property is in a private lane with a driveway providing off road parking.

### Outside - Rear



Paved patio, borders

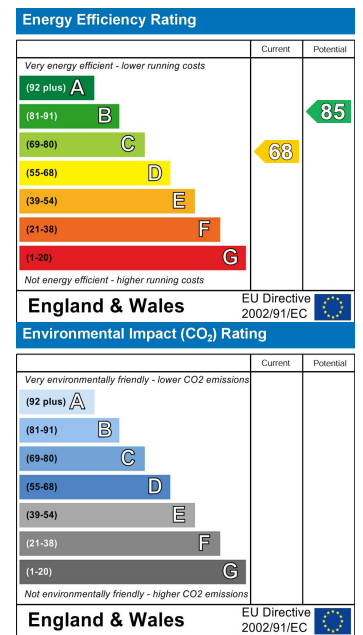


## Floor Plan

## Area Map



## Energy Efficiency Graph



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