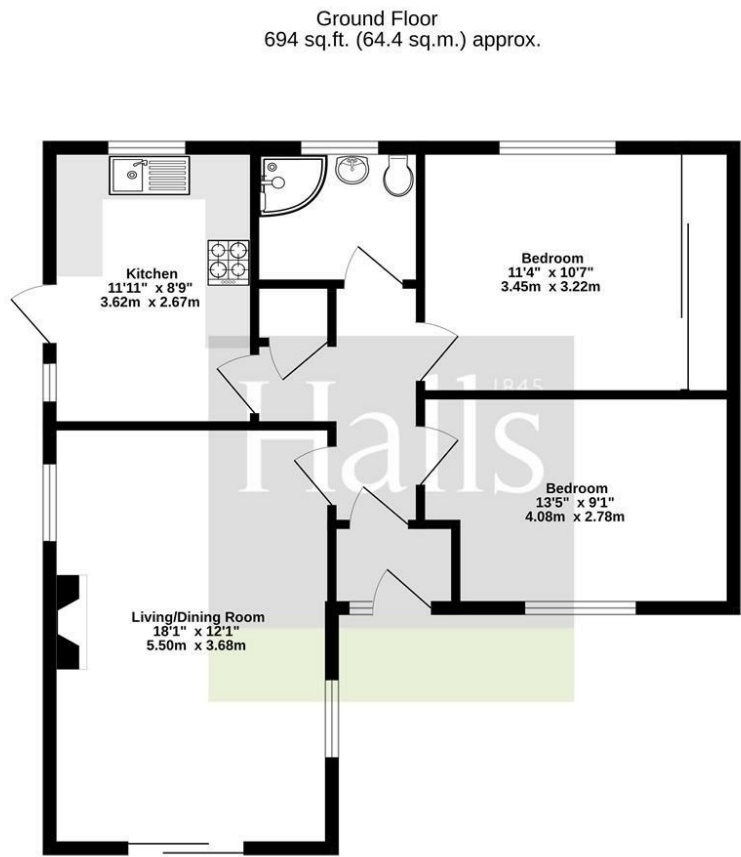


FOR SALE

24 Laurels Avenue, Bangor-On-Dee, Wrexham, LL13 0BQ



TOTAL FLOOR AREA: 694 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

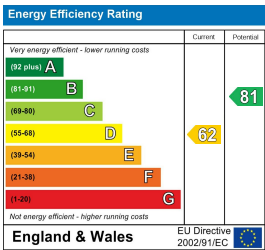
Offers in the region of £240,000

24 Laurels Avenue, Bangor-On-Dee, Wrexham, LL13 0BQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented detached two-bedroom bungalow boasting extended driveway parking, detached single garage, and attractive gardens which have been recently landscaped and abut open farmland to the rear, peacefully situated on a quiet cul-de-sac within the village of Bangor on Dee.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (5.5 miles), Wrexham (7 miles), Chester (18 miles), Shrewsbury (25 miles)
(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Detached Bungalow
- Well Presented
- Two Double Bedrooms
- Attractive Gardens with Open Farmland to Rear
- Driveway and Garage
- Cul-De-Sac Setting

DESCRIPTION

Halls are delighted with instructions to offer 24 Laurels Avenue for sale by private treaty.

24 Laurels Avenue is a well presented detached two-bedroom bungalow boasting extended driveway parking, detached single garage, and attractive gardens which have been recently landscaped and abut open farmland to the rear, peacefully situated on a quiet cul-de-sac within the village of Bangor on Dee.

Internally, the property is well presented throughout with a number of areas having been modernised by the current vendor and now comprising: a Porch, Inner Hallway, Living/Dining Room, two Bedrooms, modern Shower Room, and Kitchen.

The property is positioned within generous gardens which feature, to the front, ample driveway parking for a number of vehicles, this leading on to the detached single garage and an area of lawn with, to the rear of the property, landscaped tiered gardens which provide a further area of lawn and an excellent patio area suitable for outdoor dining and entertaining which overlooks open farmland.

The sale of 24 Laurels Avenue does, therefore, provide the rare opportunity for purchasers to acquire a well presented two-bedroom detached bungalow with the benefit of parking and attractive gardens, situated in this popular village location.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with opaque glazed panel into an:

ENTRANCE PORCH

Tiled flooring and a partially opaque glazed door leading in to the:

INNER HALLWAY

A continuation of the tiled flooring, inspection hatch to loft space, and a door leading in to a useful storage cupboard which contains a selection of shelving, with a further door leading in to the:

KITCHEN

11'10" x 8'9" (3.62m x 2.67m)

A continuation of the tiled flooring, UPVC double glazed window on to rear elevation allowing lovely views over the garden, with a further UPVC double glazed window on to the side, a fully fitted kitchen comprising: a selection of base and wall units with roll topped work surface over, 1.5 sink with draining area to one side and (H&C) mixer tap over, wall mounted Worcester Bosch boiler, four ring gas hob with extractor hood over and electric oven beneath, alongside planned space for appliances, with the room also featuring a free standing Fridgemaster American-style fridge freezer and a free standing eye level Bosch compact dishwasher (both of which are included in the purchase price). A partially glazed UPVC door which leads out to the side and further out to the garden.

LIVING/DINING ROOM

18'0" x 12'0" (5.5m x 3.68m)

Fitted carpet as laid, UPVC double glazed windows on to either side elevations and fully glazed UPVC patio doors leading out on to front and allowing lovely views over the gardens beyond, a living flame effect gas fire set on to a raised painted slate hearth and surround with one end of the room providing ample space for seating/dining area.

BEDROOM ONE

11'3" x 10'6" (3.45m x 3.22m)

Fitted carpets as laid, UPVC double glazed windows on to rear elevation allowing views over the garden and mirrored sliding doors giving on to the recessed wardrobe space which contains clothes rails and shelving.

BEDROOM TWO

13'4" x 9'1" (4.08m x 2.78m)

Fitted carpet as laid, UPVC double glazed window on to front elevation, and a number of freestanding wardrobes providing clothes rails and shelving.

The room provides ample space for a double/king size bed but could also serve as a separate dining, family room, games room, study etc.

SHOWER ROOM

Tile effect vinyl flooring, opaque UPVC double glazed window on to rear, walls of a marble-effect aqua board and a bathroom suite comprising: a corner shower cubicle with mains fed shower, low flush WC, and hand basin with (H&C) mixer tap above set in to a vanity unit with storage drawers beneath, and full height mirror fronted bathroom storage cupboard.

OUTSIDE

The property is approached over an enlarged tarmac driveway providing ample space for the parking of a number of vehicles and leading on to the detached single garage, with a driveway flanked to one side by an expanse of lawn which culminates in a paved walkway, interspersed with established floral and herbaceous beds, which leads around to the rear of the property.

DETACHED SINGLE GARAGE

approx 16'4" x 8'10" (approx 5m x 2.7m)

Concrete floors, metal up and over front access door, UPVC side pedestrian access door, power and light laid on and storage space in rafters.

REAR GARDEN

A notable feature of the property having been recently landscaped by the current vendor and abutting open farmland to the rear, to now comprise an area of lawn bordered by paved walkway, this leading on to a tiered section of garden intersected by concrete steps, with the tiered sections comprising of a rockery area, a slated area interspersed with shrubs, and culminating at the highest tier in an attractive slate gravelled patio area compete with a raised decking area which boasts panoramic views to the north west over the enchanting town of Bangor on Dee and towards the Welsh hills.

SERVICES

We understand that the property has the benefit of mains electricity, gas, water and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000. The property is in Council Tax band 'D'.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VEIWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.