



BOWEN

PROPERTY SINCE 1862

Offers in the region of £335,000

 3 Bedrooms  1 Bathroom

7 Sandown Close, Bangor-On-Dee,
Wrexham LL13 0JF

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General Remarks

NO CHAIN. An extended three / four bedroom detached bungalow in a cul-de-sac location at the heart of this sought after village location approximately 5 miles from Wrexham and 7 from Whitchurch.

This modern detached bungalow provides well-proportioned extended accommodation comprising a dining hall, lounge, 21' long conservatory, kitchen, inner hall to three fitted bedrooms and a fully tiled shower room, utility room, enclosed side porch leading to a study which could be used as a fourth bedroom if desired. The bungalow is centrally heated from a recent "Main" gas combi boiler and double glazing is installed. Outside the bungalow occupies a level plot with established gardens to the front and southerly facing rear. The integral garage has an electric up and over door. NO ONGOING CHAIN.

Constructed: of part rendered cavity brick external walls beneath a pitched tile-clad roof.



Location: The property stands within a cul-de-sac close to the centre of the village. The picturesque village of Bangor on Dee lies on the banks of the River Dee and is by-passed by the A525 approximately five miles south of Wrexham and seven from Whitchurch. Still retaining the atmosphere of a village, it provides a range of amenities including a Primary School, Church, Doctor and Dentist's Surgeries, Village Stores, two Pub Restaurants and the world famous Racecourse. It also falls in the catchment of Penley Secondary School.

Accommodation

Dining Hall: 16' 5" x 8' 10" (5.00m x 2.69m) Radiator with plate-shelf above.

Lounge: 20' 3" x 12' 0" (6.17m x 3.65m) Open living flame electric fire to an Adams-style fireplace surround. Two three-branch pendant light fittings to coved ceiling with two matching wall-lights. Two radiators with plate-shelves above. Full height picture window to the front. Sliding patio-style doors to:

Conservatory: 21' 1" x 9' 7" (6.42m x 2.92m) Of PVCu framed double glazed construction over a cavity brick plinth. French windows to the rear garden. Ceramic tiled floor. Central fan/light.

Inner Hall: Radiator with plate-shelf above. Linen cupboard. Loft access-point. Central heating thermostat.

Kitchen: 14' 10" x 6' 10" (4.52m x 2.08m) Fitted to two long walls with ranges of white laminate-fronted units including a single drainer stainless steel sink unit inset into a total of seven-doored base cabinets and two drawer packs. Slot-in "AEG" electric cooker with a ceramic hob and double oven. Chimney-style filter hood above set between a total of nine-doored suspended wall units. Two tall cabinets, one with a free-standing fridge and the other with a "Zanussi" eye-level combination oven having storage cupboards above and below. Two radiators. Ceramic tiled splash-backs. Inset ceiling lighting.

Bedroom 1: 11' 10" x 11' 4" (3.60m x 3.45m) including a range of six-doored fitted wardrobes with matching dressing table and bedside units. Radiator.

Bedroom 2: 13' 0" x 8' 11" (3.96m x 2.72m) including a fitted three-doored wardrobe. Radiator. Wall cupboard, drawer unit and open shelving.

Bedroom 3: 8' 2" x 7' 6" (2.49m x 2.28m) to the face of a full-width range of built-in wardrobes. Wall cupboard, drawer storage unit and open shelving. Radiator.

Shower Room: 6' 10" x 5' 4" (2.08m x 1.62m) Fitted four piece champagne shaded suite comprising a 4 foot corner shower tray with screen enclosure and mains thermostatic shower fitting, pedestal wash hand basin with monobloc mixer tap, close coupled w.c. and bidet. Fully tiled walls. Inset ceiling lighting. Radiator. Extractor fan.

Utility Room: 8' 2" x 5' 7" (2.49m x 1.70m) Fitted work surface with plumbing for a dishwasher beneath and suspended double wall cabinet above. Tall storage unit. Personal door to Garage.

Enclosed Side Porch: 8' 5" x 7' 5" (2.56m x 2.26m) PVCu framed sliding double glazed patio doors to the side path. Ceramic tiled floor.

Study/Bedroom 4: 10' 4" x 7' 5" (3.15m x 2.26m) Picture windows to side and rear.

Outside: To the front there is a lawned garden with shrubbery surround. A concreted drive leads to the Integral Garage 17'4" x 8'2" (5.28m x 2.48m) fitted with an electric up and over door and wall mounted "Main" combination gas-fired central heating boiler. There are pathways to both side elevations opening to the southerly facing rear where there is a stoned flagged Patio, vegetable plot and lawned garden with mature shrubbery borders and Shed. Outside tap and light.









Note: The fitted floor, window and light fittings are to be included at the quoted price.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Main" combination gas-fired boiler situated in the Garage and which was installed in December 2022.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 62|D.

Council Tax Band: The property is valued in Band "E".

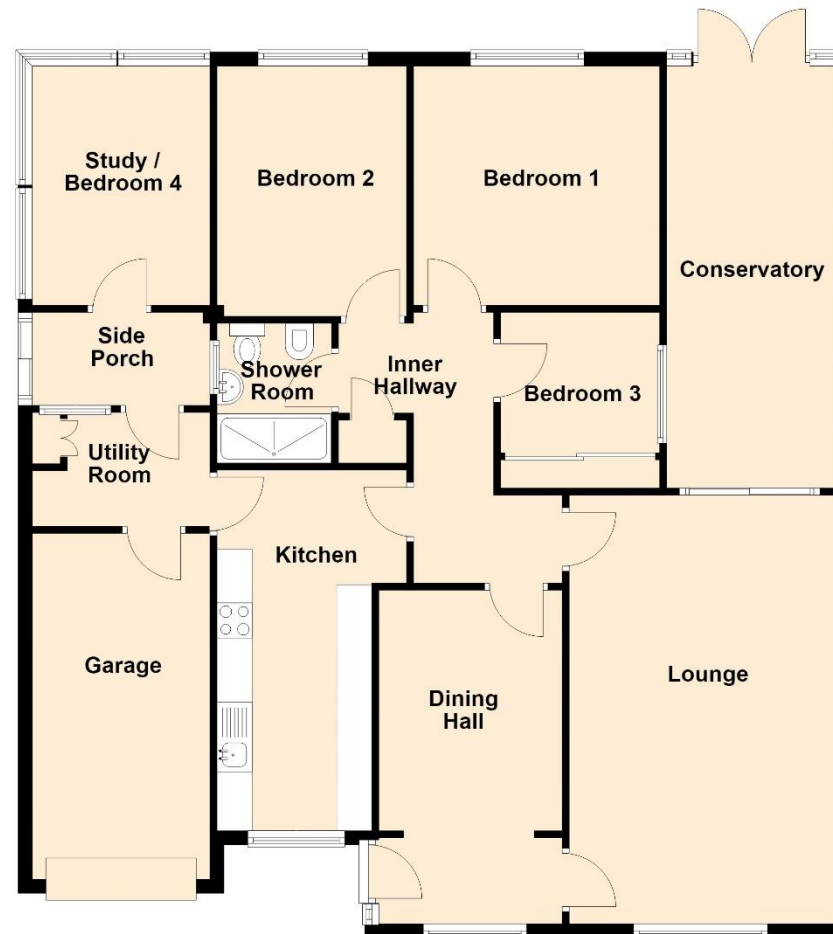
Directions: For satellite navigation use the post code LL13 0JF. Leave Wrexham on the A525 Whitchurch Road. Continue for about five miles until passing over the bridge above the River Dee after which turn first left onto Whitchurch Road. Proceed to the next 'T' junction and turn right. After about 50 yards turn right onto Sandown Road then immediately left into Sandown Close. Bear right and the property will be seen on the right.

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Ground Floor

Approx. 134.8 sq. metres (1451.3 sq. feet)



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