



**10 Abbey Gardens, Wrexham, LL13 0DZ**

**Price £375,000**

An extended 4 bedroom, 2 bathroom, detached bungalow featuring a spacious and well appointed fitted kitchen breakfast room, located within a cul de sac in the popular village of Bangor On Dee with its excellent range of convenient facilities and picturesque countryside walks together with good road links to Wrexham, Whitchurch and Shropshire. The impressive accommodation briefly comprises an entrance vestibule, hall with excellent storage cupboards, spacious lounge with a living flame gas fire in surround, family sized dining room leading through to the conservatory that offers a pleasant aspect over the rear garden. The modern fitted kitchen breakfast room provides an extensive range of base and wall cupboards together with integrated appliances and a breakfast area overlooking the garden. An inner hall connects the 4 bedrooms and a bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. The family bathroom includes a bath with shower over. To the outside, a concrete patterned drive provides ample parking and guest parking alongside a lawned garden. Gated paths either side of the bungalow lead to the rear established garden enjoying a good degree of privacy featuring illuminated pathway, patio, lawn and flower beds. Epc rating C

## LOCATION

The Riverside Village of Bangor on Dee lies approx. 5 miles from Wrexham city centre just off the A525 which provides excellent road links to the Wrexham Industrial Estate and the A483 by-pass which links Wrexham, Chester and Oswestry and allows for daily commuting to the major commercial and industrial centres of the region. The Village not only has a picturesque setting on the banks of the River Dee, but also boasts a popular Racecourse, 2 Pubs/Restaurants, a Convenience Store, Post Office and Hairdressers. There is a primary School and is within the catchment area of the highly regarded Penley Secondary School.

## DIRECTIONS

From Wrexham city centre proceed along the A525 Whitchurch Road for approx. 5 miles, Continue onto High St, turn right onto Overton Rd/B5069, turn left onto Abbey Gardens and the property will be observed on the left.

## ENTRANCE HALL

Upvc part glazed entrance door opening to vestibule with tiled floor, coat hanging space and Upvc part glazed door leading to the main hall having double doors to good sized store/cloaks cupboard, ceiling hatch to roof space and radiator.

## LOUNGE 20'7 x 11'8 (6.27m x 3.56m)

A spacious lounge with Upvc double glazed window to front with deep cill, living flame gas fire in surround, coving to ceiling, radiator, Upvc double glazed window to side, wall light points and part glazed doors opening to -

## DINING ROOM 11'7 x 11'6 (3.53m x 3.51m)

Wood style flooring, radiator, connecting door to kitchen/breakfast room and Upvc sliding patio doors leading to the

## CONSERVATORY 13'4 x 10'2 (4.06m x 3.10m)

Upvc double glazed windows on a brick plinth, radiator, wall light points, tiled floor and door to garden.

## KITCHEN BREAKFAST ROOM 25'6 x 9'7 (7.77m x 2.92m)

An impressive sociable entertaining space appointed to an excellent standard with a range of white modern base and wall cupboards complimented by work surface areas with matching upstands, stainless steel single drainer sink unit with erator and mixer tap, wide cutlery and pan drawers, 4 ring stainless steel gas hob with extractor hood above, double oven/grill, integrated microwave, integrated fridge and freezer, integrated dishwasher and washing machine, housing for American style fridge freezer, under unit lighting, glass fronted display cabinets, wine rack, tiled floor, radiator, Upvc double glazed windows to breakfast area and part glazed stable door to rear garden.

## INNER HALL

Part glazed door off the main hall, store cupboard housing the Worcester gas combination boiler and slatted shelving.

## BEDROOM 1 13'3 max x 11'4 (4.04m max x 3.45m)

Upvc double glazed window overlooking the rear garden, white fronted floor to ceiling fitted wardrobes, matching drawer unit, radiator and door to en-suite

## EN-SUITE

Appointed with a white suite of low flush w.c., wash basin, shower enclosure with mains thermostatic shower, fully tiled walls, Upvc double glazed window, shaver socket and extractor fan.

## BEDROOM 2 11'3 x 10'1 (3.43m x 3.07m)

Upvc double glazed windows to front and side and radiator.

## BEDROOM 3 16'4 x 7'8 (4.98m x 2.34m)

A good sized 3rd bedroom with Upvc double glazed windows to front and side and radiator.

## BEDROOM 4 7'4 x 6'7 (2.24m x 2.01m)

Currently used as a home office with Upvc double glazed window, fitted wardrobes and radiator.

## BATHROOM

Appointed with a suite of wash basin and w.c. set within vanity unit, 'P' shaped bath with mains thermostatic shower above, splash screen, chrome heated towel rail, Upvc double glazed window, fully tiled walls, tiled floor, shaver socket and inset ceiling spotlights.

## OUTSIDE

This impressive bungalow is approached along a triple width concrete patterned drive providing ample parking and guest parking, alongside a lawned garden with decorative gravel border. Gated paths either side lead to the rear garden which is a particular feature due to its privacy and includes an illuminated concrete patterned path, patio area, lawn, flower beds, cold water tap, external socket and lighting.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.









Floor Plan

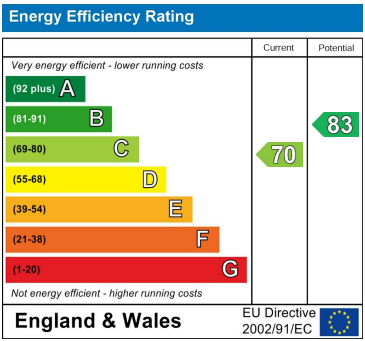


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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