

Town & Country

Estate & Letting Agents

Friars Court, Wrexham

Offers Over £330,000



Situated in a quiet cul-de-sac within a sought-after village, this extended and well-proportioned detached family home benefits from gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, living room with open access to a kitchen/dining room fitted with shaker-style units and integrated appliances, and a further open walkway to a sitting room with French doors to the rear garden. There is also a utility/shower room with a three-piece suite. The first floor offers four bedrooms and a modern family bathroom. Externally, the property provides ample off-road parking, a storage garage, and a well-presented, low-maintenance rear garden with artificial lawn, patio area, and timber seating structure.

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DESCRIPTION

Situated in a quiet cul-de-sac within a sought-after village, this extended detached family home benefits from gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, living room open to a shaker-style kitchen/dining room with integrated appliances, and a sitting room with French doors to the rear garden. There is also a utility/shower room. To the first floor are four bedrooms and a modern family bathroom. Externally, the property offers ample off-road parking, a storage garage, and a low-maintenance rear garden with artificial lawn, patio, and timber seating area.



LOCATION

Bangor-on-Dee is a sought-after village set on the banks of the River Dee, renowned for its scenic surroundings and welcoming community. The village offers a good range of local amenities including convenience stores, traditional pubs, cafés, and a primary school. It is also home to the famous Bangor-on-Dee Racecourse, which draws visitors from across the region. For everyday needs, Wrexham city centre is just a short drive away, providing a wide selection of shops, supermarkets, restaurants, and leisure facilities. The village enjoys excellent transport links with convenient access to the A483, connecting to Chester, Oswestry, and beyond. Surrounded by beautiful countryside, Bangor-on-Dee is ideal for those seeking a balance of rural living with easy access to town and city amenities.

ENTRANCE HALL

Entry is via an opaque composite double-glazed door into the entrance hall, featuring wood grain-effect ceramic tiled flooring, a tall column-style radiator, stairs rising to the first floor, and a door leading to the living room.



LIVING ROOM

13'3 x 11'8

Continuation of the wood grain-effect ceramic tiled flooring from the hall, with a column-style radiator, front-facing window, and an open walkway leading into the kitchen/dining area.





KITCHEN / DINING ROOM

16'5 x 10'5

Fitted with a range of shaker-style wall and base units complemented by stainless steel handles and wood effect worktops, incorporating a resin 1½ bowl sink with mixer tap and tiled splashbacks. Integrated appliances include an oven, microwave, electric hob with extractor hood, dishwasher, and fridge/freezer. The space has wood grain-effect tiled flooring, recessed ceiling lighting, two rear-facing windows, a UPVC double-glazed side door, and an under-stairs storage cupboard. An open walkway leads into the sitting/dining area, which also includes fitted U-shaped bench seating, which includes under storage.



SITTING ROOM

14 x 6'8

Featuring wood grain-effect tiled flooring, recessed ceiling lighting, an anthracite column-style radiator, and UPVC double-glazed French doors opening to the rear garden. A door provides access to the utility/shower room.



UTILITY / SHOWER ROOM

7'3 x 6'9

Comprises tiled flooring, plumbing for a washing machine, space for an American-style fridge/freezer, and a shower enclosure with electric shower. There is also a low-level WC, vanity unit with mixer tap, partially tiled walls, chrome heated towel rail, recessed ceiling lighting, and extractor fan.

FIRST FLOOR LANDING

Provides loft access, side-facing window, and doors leading to all bedrooms and the bathroom.



BEDROOM TWO

16'5 x 7'5

Formed from two rooms combined, featuring two rear-facing windows and a column-style radiator.



BEDROOM THREE

16'3 x 6'9 (max)

Front-facing window with radiator below.



BEDROOM ONE

11'7 x 10'5

Front-facing window and radiator.



BEDROOM FOUR

10'6 x 6'9 (max)

Rear-facing window and radiator.



BATHROOM

7'6 x 5'4

Includes an over-stairs storage cupboard housing the Ideal Logic gas combi boiler (installed 2020). The suite comprises an L-shaped bath with mixer tap, handheld shower attachment and electric shower with folding glass screen, dual flush WC, vanity wash basin, chrome heated towel rail, partially tiled walls, recessed lighting, extractor fan, and a high-level front-facing window.

GARAGE

7'3 x 4'6

Accessed via an electric roller door, the garage is currently used for storage.



EXTERNALLY

To the front of the property there is a patterned concrete off-road parking area providing space for several vehicles and access to a single garage. A canopy extends above the front entrance and continues along the side of the property, incorporating recessed downlights. There is also a timber gate, external power supply, and a patterned concrete pathway leading to the rear garden. The rear garden designed for low maintenance with a patterned concrete patio and pathway, artificial lawn, and sleeper-edged raised planters with shrubs and trees. There is a covered timber seating area with built-in benches, external lighting, and a water supply. The garden is enclosed by timber fencing.



Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - E (£2680 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



AWAITING FLOORPLAN

COMING SOON

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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