



**2 Friars Court, Bangor on Dee, Wrexham, LL13 0AT**

**Price £270,000**

Enjoying lovely countryside views from the rear garden is this well presented 3 bedroom detached family home with garage and conservatory located within the picturesque village of Bangor On Dee with its convenient amenities including pubs/restaurants, shop, doctors, Racecourse, primary school and access to Penley High School. The accommodation briefly comprises a Upvc double glazed entrance door opening to the hall with stairs to first floor landing, light and airy lounge with an open aspect into the dining room, conservatory with pleasant garden and countryside aspect, and a fitted kitchen. On the first floor there are three bedrooms, 2 of which are doubles, and a shower room. To the outside, a gated drive leads to the garage with electric door and front decorative gravelled garden. The rear garden is a particular feature with its setting over the countryside, sunny aspect, patio area, lawn and decorative gravelled borders. Gas fired central heating, Upvc double glazing, NO CHAIN. Energy Rating - D (62)



## 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, Doctors 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 taking the exit over the old bridge into Bangor on Dee, proceed past the Village Shops on the left and thereafter turn left onto Abbots Way. Follow the road around into Friars Court and the property will be observed straight ahead.

## ON THE GROUND FLOOR

A Upvc part glazed entrance door opens to:

### HALLWAY

With stairs to first floor landing, radiator and six panel white woodgrain effect door opening to:

### LOUNGE 13'7 x 12'1 (4.14m x 3.68m)

Upvc double glazed window to front, two radiators, coving to ceiling, fire in surround and an open aspect to:

### DINING ROOM 10'4 x 7'7 (3.15m x 2.31m)

Coving to ceiling, radiator, part glazed internal door to kitchen and upvc sliding patio doors opening to:

### CONSERVATORY 9'7 x 9'3 (2.92m x 2.82m)

Enjoying a pleasant aspect through Upvc double glazed windows on a brick plinth, radiator and upvc double glazed French doors leading to the garden.

### KITCHEN 10'5 x 8'6 (3.18m x 2.59m)

Appointed with a range of base and wall units with work surface areas incorporating a single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, plumbing for washing machine, gas cooker point, tiled flooring, upvc part glazed external door and useful understairs storage cupboard.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With upvc double glazed window to side and six panel doors off.

### BEDROOM ONE 11'9 x 10'8 (3.58m x 3.25m)

Fitted sliding door wardrobes, upvc double glazed window to front and radiator.

### BEDROOM TWO 10'9 x 7'6 (3.28m x 2.29m)

Upvc double glazed window to rear, with lovely views, radiator and fitted sliding door wardrobes.

### BEDROOM THREE 9'0 x 6'7 (2.74m x 2.01m)

Upvc double glazed window to rear and radiator.

### SHOWER ROOM 7'9 x 5'8 (2.36m x 1.73m)

Appointed with a pedestal wash basin, low flush w.c, shower enclosure with electric shower unit, fully tiled walls, tiled flooring, upvc double glazed window, radiator, extractor fan and airing cupboard housing the gas combination boiler.

## OUTSIDE

The property is approached through a gated driveway providing parking alongside a mainly decorative gravelled front garden.

### GARAGE 16'9 x 7'8 (5.11m x 2.34m)

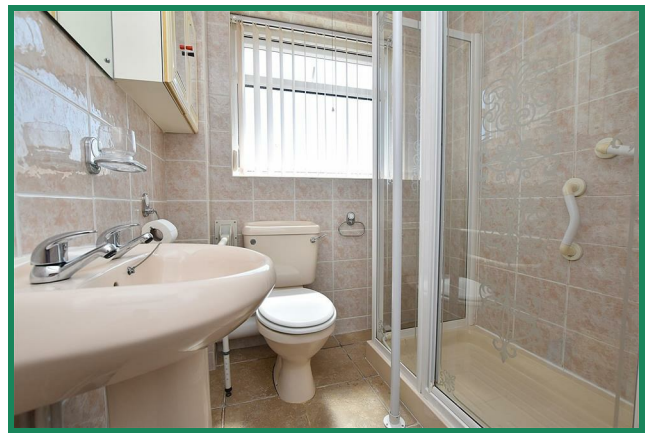
Electric up and over door, lighting, power sockets and rear personal door.

## GARDENS

A gated side path continues to the rear garden which enjoys a pleasant outlook across farmland, paved patio for outdoor entertaining and BBQ's, lawned garden and decorative gravelled borders.

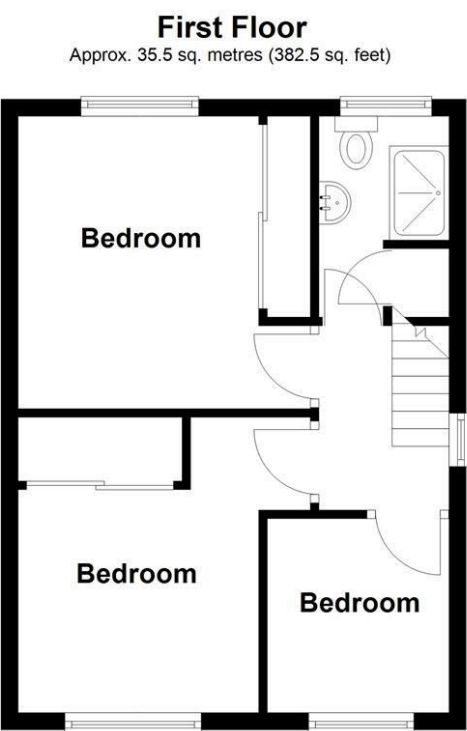
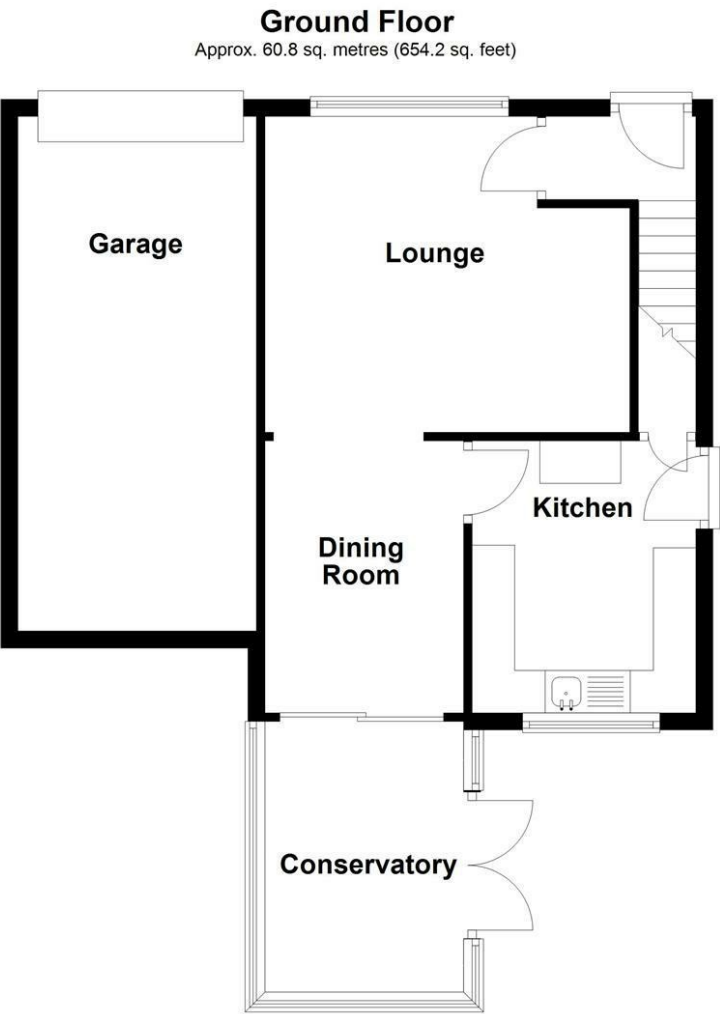
## PLEASE NOTE

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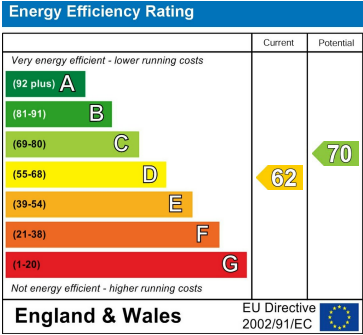
Floor Plan



Area Map



Energy Efficiency Graph



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