

Town & Country

Estate & Letting Agents

Mountfields, Bangor-On-Dee

£750,000



A stunning five-bedroom detached home in the sought-after village of Bangor-On-Dee. Recently upgraded, it offers versatile living with multiple reception rooms, two studies, gym, modern kitchen/diner, and a bright garden room. Upstairs features five bedrooms, including a principal with ensuite, plus a family bathroom. Externally, the property boasts ample parking, garage, landscaped gardens, and outbuildings.

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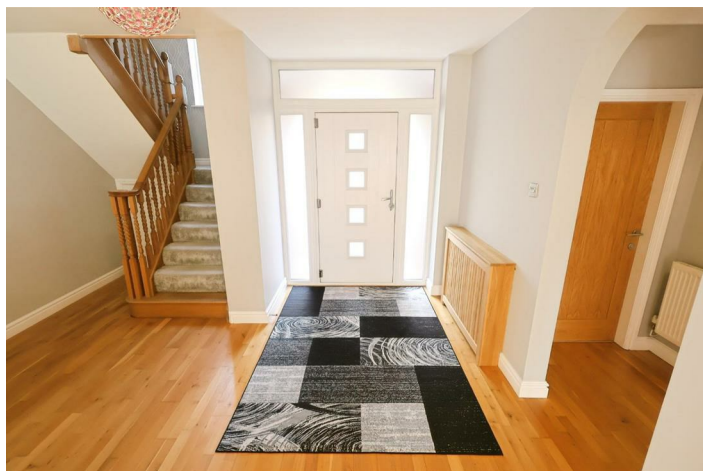
DESCRIPTION

A beautifully presented and extensively upgraded five-bedroom detached family home in the sought-after area of Bangor-On-Dee. Boasting solar panels, UPVC double glazing, and gas central heating, the property features spacious and versatile accommodation including multiple reception rooms, two studies, gym, stylish kitchen/diner, and large garden/sitting room. The first floor provides five bedrooms, the principal with a luxurious ensuite, plus a family bathroom. Outside offers generous parking, garage, landscaped gardens, and outbuildings.



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

13'11 x 12'10

Opaque composite double-glazed front door opening to a spacious hall with light oak flooring, radiator, and turned spindle staircase with arched feature window. Light oak double doors to the living room, plus further doors to cloakroom WC, study, storage, and kitchen/dining room.

SIDE HALL

3'11 x 6'4

Entered via the entrance hall and providing access to the cloakroom WC, the store/cloaks & study.



CLOAKROOM WC

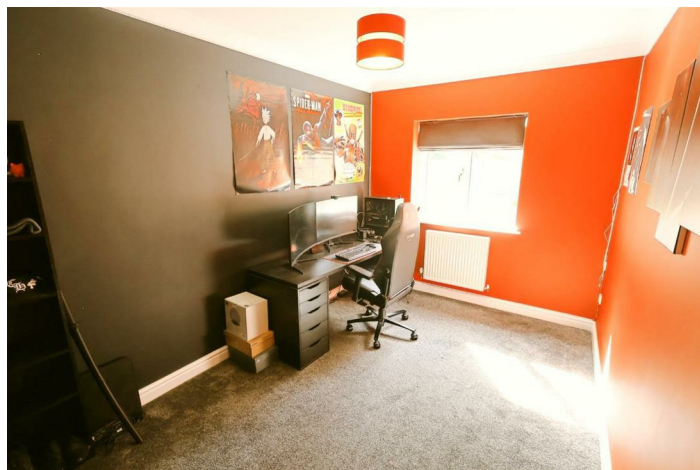
8'5 x 5'9

Vanity unit with wash basin, dual flush WC, ceramic tiled floor, anthracite towel rail, part tiled walls, mirror, and opaque front window.

STORE/CLOAKS

6'2 x 4

Fitted shelving, radiator, and opaque side window.



STUDY

13'4 x 8'6

Rear-facing window and radiator.



LIVING ROOM

19'10 x 13'1

Light oak flooring, side and rear windows with French doors, anthracite radiator, and sandstone through-and-through fireplace with log burner. Double doors to the kitchen/diner.



KITCHEN/DINING ROOM

26'9 x 12'5

Ceramic tiled floor, recessed downlights, anthracite radiators, and contemporary grey gloss units with quartz worktops and island/breakfast bar. Integrated appliances include two ovens, microwave, dishwasher, and 5-ring hob with extractor. Oak doors lead to the sitting room, snug, and utility.



SITTING/GARDEN ROOM

18'4 x 24'8

Bright and spacious with lantern skylight, bi-fold doors to rear patio, tiled floor, radiators, air-conditioning, recessed lighting, and door to store.





STORE ROOM

11 x 6'9

Tiled floor, power, and light.



UTILITY

12'4 x 6'9

Matching units, sink, plumbing for washer/dryer, Worcester boiler, oak door to second study.



SNUG

9'2 x 12'6

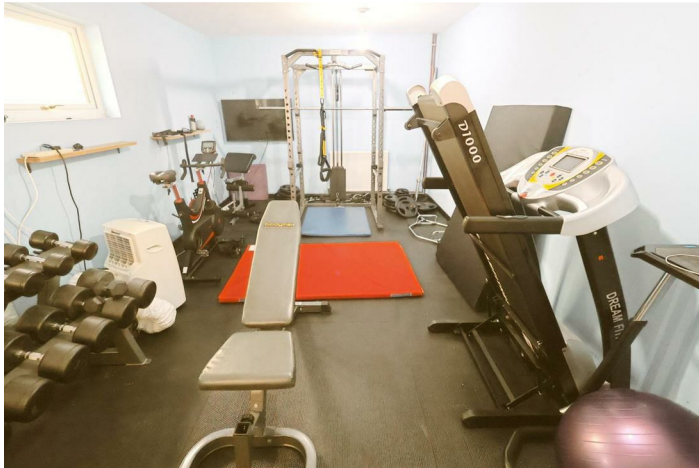
With an internal door to the kitchen, a UPVC door to the side elevation, an anthracite radiator and two Velux windows.



SECOND STUDY

12'8 x 10'3

Two ceiling light tubes, opaque side window, air-conditioning, door to gym.



GYM

20'8 x 11'8

With its own UPVC access door, side window, and radiator.



ENSUITE

9'10 x 5'7

His & hers vanity basins, WC, oversized shower, tiled walls/floor, chrome towel rail, recessed lights, and skylight.



FIRST FLOOR LANDING

13'8 x 13'7

Spacious with built-in airing cupboard (housing pressurised hot water cylinder), loft access, and radiator.



BEDROOM TWO

13'8 x 14'1

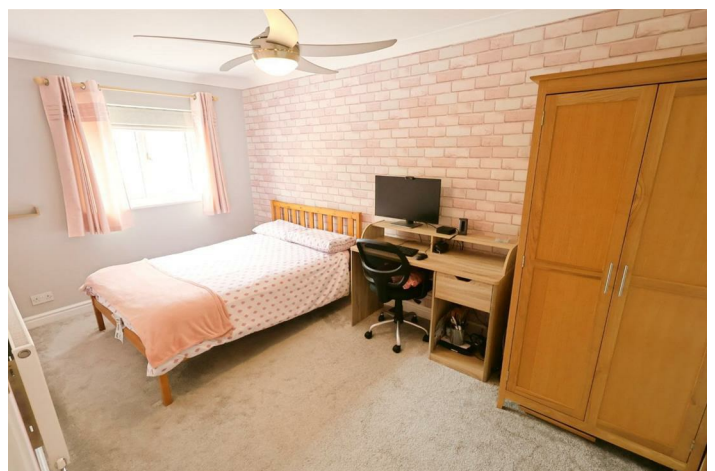
Rear skylights with blinds, fitted double wardrobe.



PRINCIPAL BEDROOM

16'1 x 15'0

Rear window, radiator, air-conditioning, and door to ensuite.



BEDROOM THREE

14'7 x 8'6

Front window, radiator.



BEDROOM FOUR

11'9 x 8'6

Rear window, radiator.



BEDROOM FIVE

8'4 x 8'11

Front window, radiator, fitted wardrobes/drawers, linked to principal ensuite (currently used as dressing room).



FAMILY BATHROOM

10'9 x 7'5

Four-piece suite including panel bath, corner shower, WC, wash basin, part tiled walls, ceramic tiled floor, chrome towel rail, recessed lighting, extractor, and opaque front window.

STORAGE GARAGE

21'1 x 6'4

Accessed via two single electric roller doors, with storage in the pitched roof, plus power and light.



EXTERNALLY

The property offers ample off-road parking and turning space in front of a double storage garage. Features include two electric vehicle charging points, a gravel garden with shrub planting, timber side access to the rear garden, and an entrance porch with quarry tile flooring, external power points, and lighting.

The rear of the property has a South-facing garden with porcelain patio, lawn, mature shrubs/trees, outside lighting, power points, water supply, and timber fencing. Includes a large outside storeroom (18'8" x 4'9") with power and light.



Services

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

Freehold

Council Tax Banding - H (£4386 Per Year)

Viewings

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

To Make an Offer

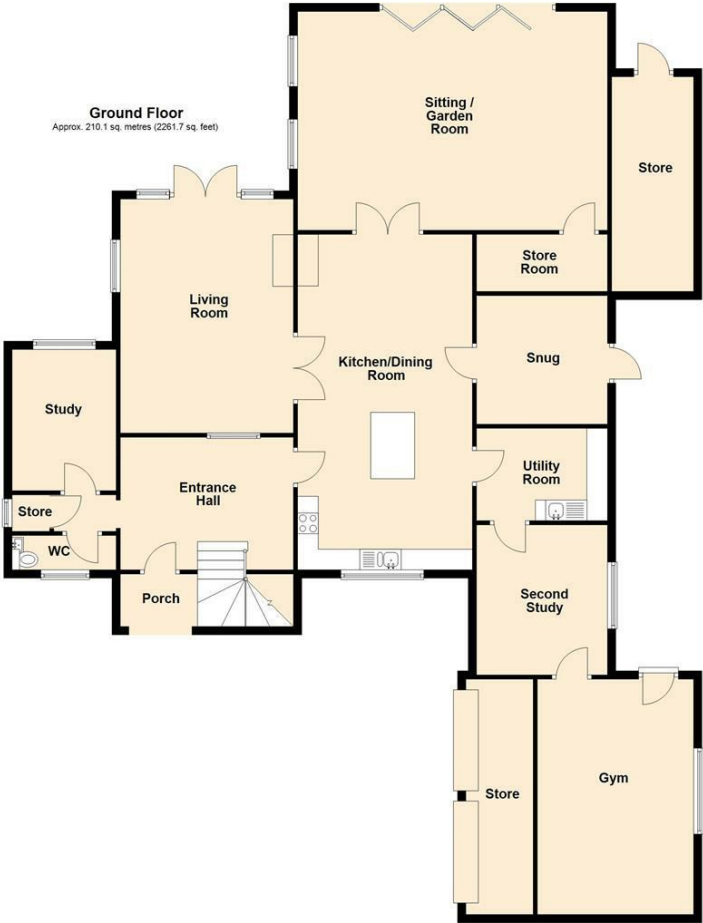
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



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.

