



4 Cedar Lawns

Wrexham | LL13 0BA

£280,000

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# 4 Cedar Lawns

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Situated in the highly regarded village of Bangor-on-Dee, this two double bedroom detached bungalow is offered for sale with the added benefit of no onward chain. The property offers well-proportioned and versatile accommodation, ideal for those seeking comfortable single-storey living in a desirable village setting. In brief, the accommodation comprises an entrance porch and hallway, a spacious living/dining room, a kitchen/breakfast room, conservatory, family bathroom and two double bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys generous gardens extending to the front, side and rear, along with a driveway providing off-road parking and access to a detached garage. Cedar Lawns is located on Abbeygate Walk within Bangor-on-Dee, a sought-after village known for its strong community feel and attractive surroundings. The village offers a range of local amenities including a convenience store, public house, primary school, church and village hall, along with scenic countryside and riverside walks along the River Dee. Bangor-on-Dee is also well known for its racecourse and charming village centre. Excellent road links provide easy access to surrounding villages, Wrexham city centre and further afield, making this an ideal location for those seeking a balance of village life and connectivity.

- TWO BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN
- ENTRANCE HALL AND PORCH
- SPACIOUS LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE
- FOUR-PIECE FAMILY BATHROOM
- DETACHED GARAGE AND DRIVEWAY
- GARDENS TO FRONT, SIDE AND REAR
- SOUGHT AFTER VILLAGE LOCATION OF BANGOR ON DEE



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### **Entrance Porch**

UPVC double glazed door and side panel leads into entrance porch with ceiling light point, carpet flooring and arch into entrance hallway.

### **Entrance Hall**

Original parquet wood block flooring, cupboard with shelving, ceiling light point, panelled radiator, doors into living room, kitchen and two bedrooms.

### **Living/Dining Room**

UPVC double glazed window to the front and side elevation with blinds. Gas fireplace with surround, continuation of wooden block parquet flooring, coved ceiling and ceiling light point.

### **Kitchen/Breakfast Room**

Spacious kitchen/breakfast room housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, fridge, electric oven, hob and extractor. 1.5 stainless steel sink unit with mixer tap over. Spacious pantry with shelving and wall mounted combination boiler. The room is finished with tiled flooring, two ceiling light points plus recessed LED lighting, tiled splash-back, panelled radiator, stable door leading outside and space for breakfast table. Two uPVC double glazed windows to the front and side elevation.

### **Bedroom One**

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

### **En-suite**

Three piece suite comprising low-level WC, pedestal wash hand basin and double walk in shower cubical. Tiled flooring, tiled walls, shave point, panelled radiator, extractor, recessed LED lighting and uPVC double glazed frosted window to the side elevation.

### **Bedroom Two/Dining Room**

UPVC double glazed window to the side elevation. Previously used as a dining room with parquet flooring, ceiling light point, panelled radiator and doors into conservatory.

### **Conservatory**

Brick built with uPVC double glazed triple aspect views of the garden area. Tiled flooring, power sockets and French doors onto garden.

### **Family Bathroom**

Four-piece suite comprising low-Loevel WC, bidet, wash hand basin set on a vanity storage unit and wood panelled bath with traditional style taps and shower head over. The room is finished with tiled flooring, tiled walls, panelled radiator, extractor, fitted vanity mirror and uPVC double glazed window to the side elevation. There is access to the loft space where there is a pull-down ladder.

### **Garage**

Detached from the property with up and over door, power, lighting, window and additional side access door.

### **Outside**

The bungalow occupies a generous plot with well-established gardens extending to the front, sides and rear. To the front, there is a lawned garden bordered by mature trees and established shrubs, with a paved pathway leading to the entrance along the left-hand side. To the right, a paved driveway provides off-road parking and leads to a detached garage. The property benefits from access to the rear garden from both sides, where you will find a spacious and established lawned garden complemented by a variety of paved patio seating areas, ideal for outdoor entertaining. Further features include a





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greenhouse, mature shrubs and trees, and fencing to the boundaries, offering a good degree of privacy and security.

#### **Additional Information**

The boiler is located in the pantry and has been serviced regularly.

#### **Important Information**

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			75
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive	2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive	2002/91/EC		



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