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Wrexham | LL13 0DZ

£260,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY

Wrexham | LLI3 0DZ

Situated in the desirable and picturesque village of Bangor-on-Dee, this well-proportioned two-bedroom detached bungalow is offered for sale with the added benefit of no onward chain. The property enjoys a peaceful position on a corner plot within a quiet cul-de-sac and provides spacious, light-filled accommodation throughout. In brief, the layout comprises an entrance porch, hallway, generous living and dining room, kitchen/breakfast room, conservatory overlooking the garden, shower room, and two comfortable bedrooms. Externally, there are attractive lawned and patio garden areas, a timber shed, driveway parking, and a detached garage. Abbey Gardens occupies an enviable position within walking distance of the village amenities, which include a convenience store, post office, public houses, and a primary school. The area is renowned for its scenic countryside walks, particularly along the River Dee, and its friendly community atmosphere. The nearby villages of Overton and Cross Lanes provide additional amenities, while Wrexham City Centre and the A483 are only a short drive away, offering excellent transport links to Chester, Oswestry, and beyond.

- TWO BEDROOM DETACHED BUNGALOW
- SPACIOUS BEDROOMS
- CONVENIENTLY LOCATED BATHROOM
- CONTEMPORARY KITCHEN
- TRIPLE ASPECT LIVING/DINING ROOM
- CONSERVATORY
- DRIVEWAY AND GARAGE
- FRONT LAWN AND REAR PATIO
- HIGHLY SOUGHT AFTER LOCATION OF BANGOR-ON-DEE
- NO CHAIN!



ENTRANCE PORCH

Paved path leads to timber panelled front door which provides access to entrance porch with ceramic tiled floor. Internal glazed doors lead to the reception hall.

RECEPTION HALL

With loft access, radiator and doors off to bedrooms, lounge and kitchen.

LOUNGE/DINING ROOM

A bright, spacious lounge featuring a living flame gas fire set in a marble hearth with Adams-style surround. Patio doors to the front, windows to the side, radiator, carpet flooring.

KITCHEN/BREAKFAST ROOM

A modern kitchen housing a range of shaker-style wall, drawer and base units with complementary worktop over featuring a stainless steel sink drainer unit with mixer tap over and tiled splashback. Integrated appliances to include a stainless steel Bosch oven with Bosch microwave above, stainless steel Bosch gas hob with extractor fan over and fridge freezer. Space and plumbing for washing machine below the sink. Window to rear, leaded and stained-glass door leads into the conservatory. Cupboard housing boiler.

CONSERVATORY

Constructed on a brick base with uPVC double glazing, doors front and rear gardens, tiled flooring, wall-mounted electric heater.

BEDROOM ONE

Window to the Rear, full range of fitted wardrobes, drawers, bedside cabinets and overhead storage, radiator and carpet flooring.

BEDROOM TWO

Window to the front, fitted wardrobes, drawers and storage units, radiator and carpet flooring.

SHOWER ROOM

Modern three-piece suite comprising a shower enclosure with curved screen and electric shower, low-level W.C and pedestal hand wash basin. Fully tiled walls, chrome heated towel rail, radiator, window to rear.

OUTSIDE

The property is approached by a paved pathway which leads to the front door and around to the rear. The front garden features a well-maintained lawn and gravelled area, which is enclosed by hedged borders.

The low-maintenance rear garden features golden gravel and paving, outside lighting, water supply, a timber summerhouse and access to the single detached garage. Double timber gates open to an ample off-road parking area to the front and side of the garage.

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.

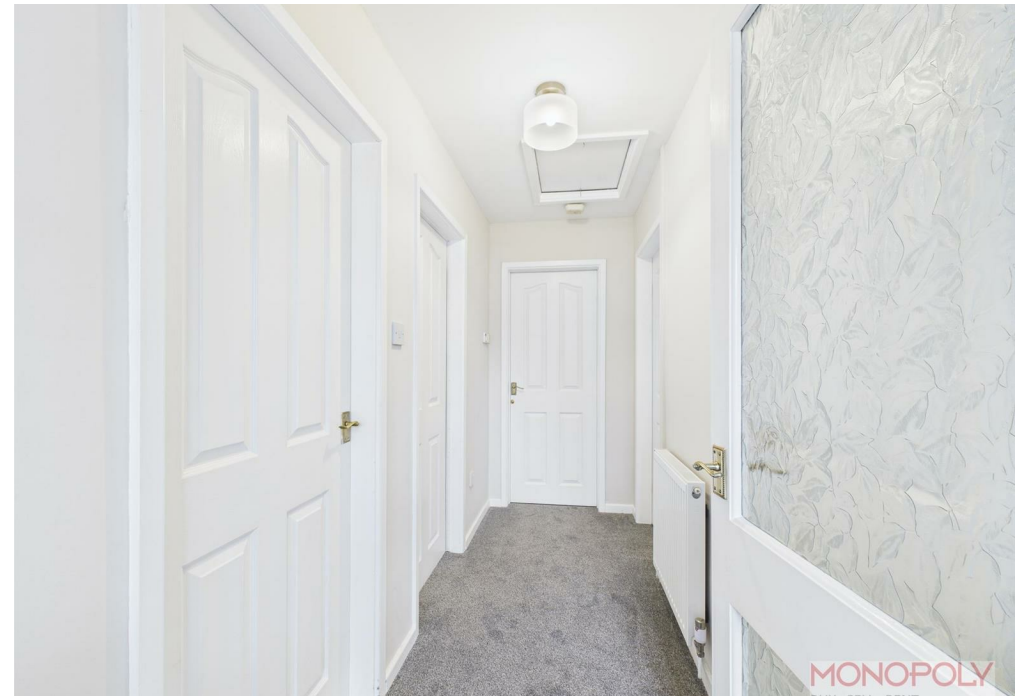
THE PROPERTY MISDESCRIPTIONS ACT 1991

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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Ground Floor Building 1

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Ground Floor Building 2

Approximate total area⁽¹⁾
935 ft²
86.9 m²

(1) Excluding balconies and terraces

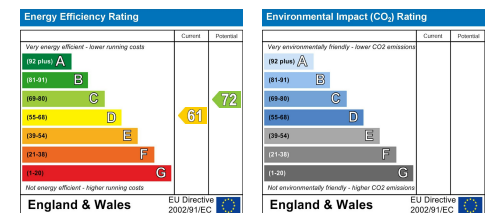
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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