



## Fraser Cottage

Wrexham | | LL13 0AU

Offers In Excess Of £450,000

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A stunning and characterful 4 bedroom family home situated in the heart of the desirable and picturesque village of Bangor-on-Dee. This fantastic and spacious property has under gone significant refurbishment by the current owners and has been sympathetically renovated keeping the character of the property along with well appointed and more modern fittings including an attractive kitchen and bathroom. The owners have also re-configured the layout to make it more spacious and flowing and really must be viewed to be fully appreciated. The popular village of Bangor-on-Dee sits next to the River Dee and offers a number of local amenities including a primary school, shop, pub/restaurant and has excellent road links for commuting. In brief the property comprises of; hallway, kitchen/dining room, lounge, study, utility room and downstairs w.c to the ground floor and 4 bedrooms and family bathroom to the first floor.

- A stunning 4 bedroom semi-detached family home
- Fully renovated and re-configured by the current owners
- Beautifully appointed kitchen and bathroom
- 4 good size bedrooms
- Full of charm and character
- Study
- Well maintained, private rear garden
- Ample off road parking and single garage
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

A wide, welcoming hallway with attractive wood block flooring, stairs off to the first floor, doors off to the kitchen, lounge and utility room.

### Kitchen/Dining Room

A simply stunning room, beautifully appointed with a range of attractive wall, drawer and base units, oak veneer work surfaces with inset double sink, 'Belling' cooker with double oven, 4 ring induction hob and warmer, integrated dishwasher and full length refrigerator and freezer, walk in pantry, beautiful limestone flooring, breakfast bar area, 2 double glazed windows, french doors off to the rear garden.

### Lounge

Beautifully presented with feature log burner, timber bressummer and stone hearth, 2 double glazed windows, part carpeted flooring part wood block flooring, door to an under stairs storage cupboard.

### Study

A good size room with feature panelled walls, wood effect flooring, doors to a cupboard housing the gas combination boiler, double glazed window to the front, built in book shelves.

### Utility Room

With oak veneer work top, stainless steel sink with unit under, plumbing for a washing machine, space for a tumble dryer, tiled flooring, door off to the garden, door to a w.c, large storage cupboard.

### First Floor Landing

A long landing with carpeted flooring, doors off to the bedrooms and family bathroom.

### Bedroom 1

Spacious and well presented with 2 double glazed windows, carpeted flooring, access to the loft space.

### Bedroom 2

Again well presented with a double glazed window to the side, carpeted flooring, door to a built in storage cupboard.

### Bedroom 3

Superbly presented with 2 double glazed windows, carpeted flooring, access to the loft space.

### Bedroom 4

Another good size bedroom with a double glazed window to the front, carpeted flooring, built in desk and shelving.

### Bathroom

Beautifully appointed with a 4 piece suite comprising of an attractive free standing, roll top bath, wash hand basin with vanity unit under, low level w.c, separate fully tiled shower cubicle, wood effect flooring, double glazed window.

### Rear Garden

To the rear is a well maintained, private garden with a paved patio leading on to a lawned garden with attractive planted borders and further paved seating area. There is also a paved area to the side ideal for storage and log shed and door into the single garage.

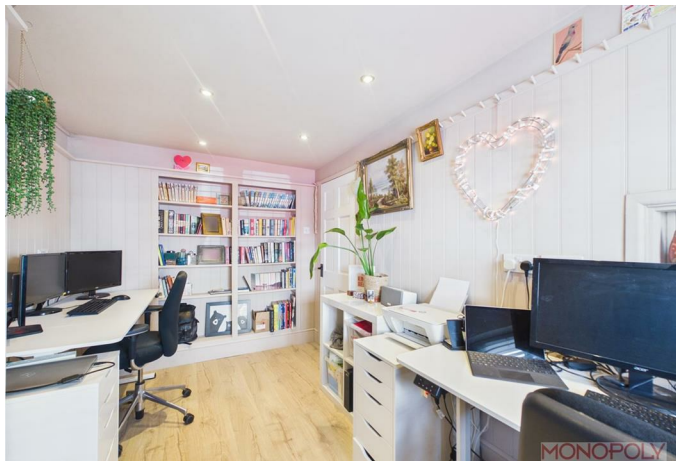
### Front

To the front is a recently laid tarmac driveway providing off road parking and leading to a single garage with up and over door.

### 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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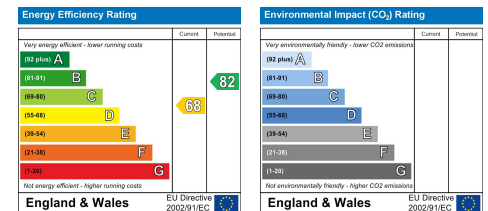


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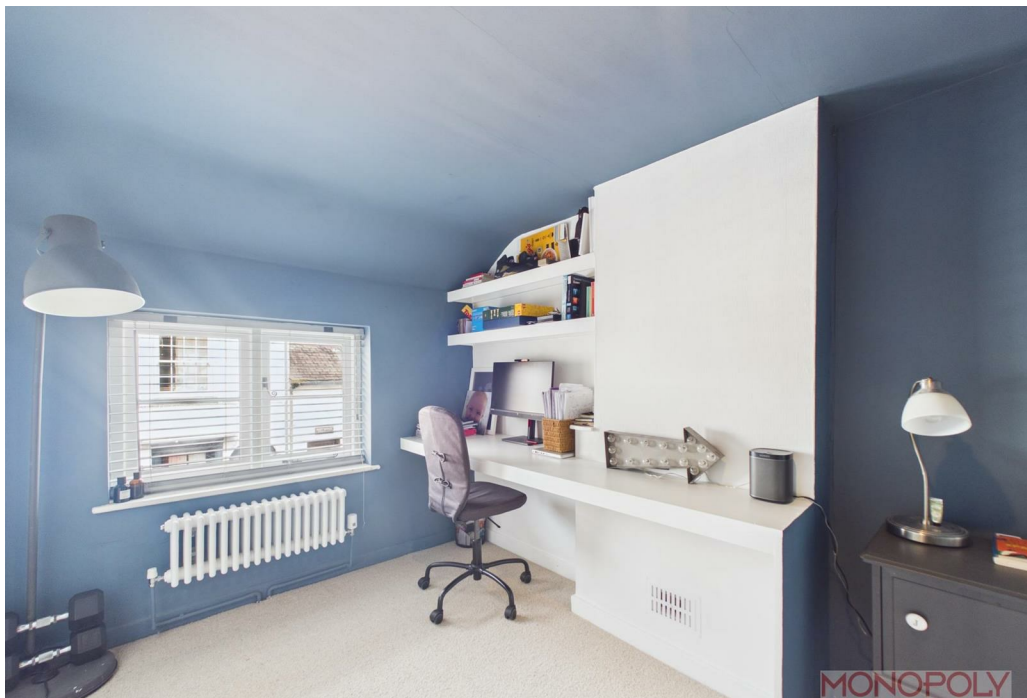
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