



**Bryher**

Wrexham | | LL13 0BB

**£260,000**

**MONOPOLY**<sup>®</sup>

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Wrexham | | LL1 3 0BB

Situated within the popular village of Bangor-on-Dee, this three double bedroom detached bungalow is offered for sale with the added benefit of no onward chain. The property provides spacious and versatile accommodation throughout and would benefit from a scheme of modernisation, offering an excellent opportunity for buyers to create a home to their own specification. In brief, the accommodation comprises an entrance hallway, WC, living room, dining room, kitchen and an inner hallway leading to three double bedrooms and a family bathroom. Externally, the property benefits from a pleasant rear garden with paved seating areas, while to the front there is a lawned garden, driveway providing off-road parking and access to a garage. Laurels Avenue is a quiet cul-de-sac within Bangor-on-Dee, a well-regarded village offering a range of amenities within walking distance, including a village shop, primary school, public houses, café and local sports facilities. The village is also home to Bangor-on-Dee Racecourse and enjoys a strong community feel, with the River Dee and surrounding countryside providing excellent walking opportunities. A wider range of amenities can be found in nearby Wrexham, just a short drive away, along with convenient access to road networks connecting to Chester, Whitchurch and the wider North West.

- THREE BEDROOM DETACHED BUNGALOW
- EXCELLENT MODERNISATION PROJECT
- ENTRANCE HALLWAY AND WC
- TWO RECEPTION ROOMS - LIVING AND DINING
- INNER HALLWAY TO THREE DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- GARDENS TO FRONT AND REAR
- GARAGE AND DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION OF BANGOR ON DEE



### Entrance Potrch

UPVC double glazed door into entrance porch with wooden laminate flooring, radiator, ceiling light point, window to dining room, doors to living room and WC.

### WC

Two piece suite with WC and corner wash hand basin. Ceiling light point and window to the front.

### Living Room

UPVC double glazed window to the front elevation plus two additional windows to the side. Electric fire with surround, wooden laminate flooring, two radiators, two ceiling light points, glazed wooden doors into dining area.

### Dining Room

Inner window to porch, wooden laminate flooring, panelled radiator and ceiling light point.

### Inner Hallway

Storage cupboard, vinyl flooring, radiator, ceiling light point, doors to three bedrooms and bathroom.

### Kitchen

Housing a range of wall, drawer and base units with work surface over. Stainless steel sink unit with mixer tap. Integrated electric oven, gas hob and extractor above. Space for fridge freezer and washing machine. Wall mounted boiler. Tiled floor, splash back tiles, ceiling light point and window to rear. UPVC double glades door leads to rear garden.

### Bedroom One

UPVC double glazed window to the rear. Built in storage cupboard, ceiling light point and radiator.

### Bedroom Two

UPVC double glazed window to the rear. Built in storage cupboard, ceiling light point and radiator.

### Bedroom Three

UPVC double glazed window to the side. Built in storage cupboard, ceiling light point and radiator.

### Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Tiled floor, tiled walls, chrome heated towel rail, access to loft, wall mounted heater, ceiling light point and uPVC double glazed frosted window to the side/rear.

### Garage

Garage with up and over door, power and lighting.

### Outside

The bungalow is set on a generous plot with a gated driveway to the front with space for two vehicles. There is a lawned garden with established shrubberies and trees to the front and access alongside to the rear. The rear garden has a paved patio area with a timber animal shelter. A gate leads to the main garden area which is mainly laid to lawn with established shrubberies, hedging and fencing to the border.

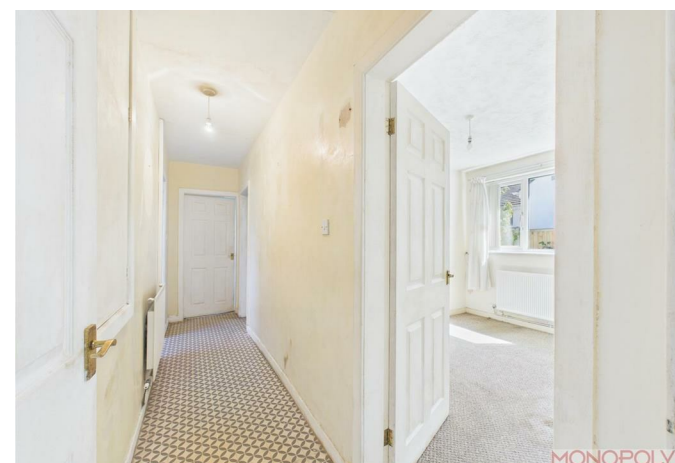
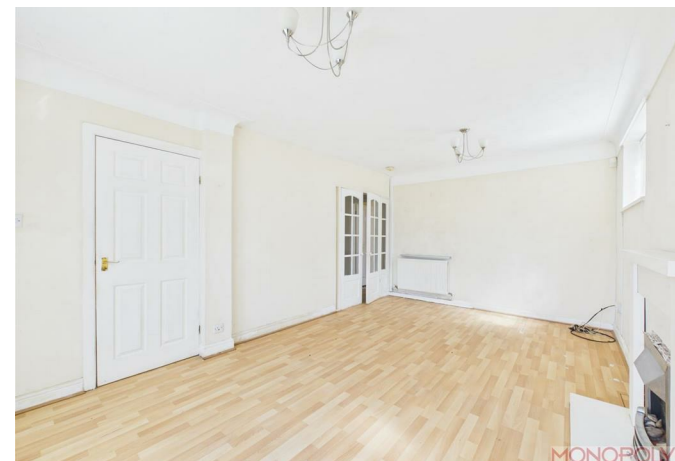
### Important Information

#### 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.



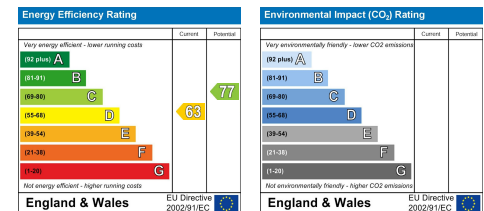


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