



Friars Mews, Wrexham LL13 0AX

£875

A deceptively spacious 3 bedroom end of terrace property located in the desirable village of Bangor-on-Dee. The property offers 2 reception rooms, 3 double bedrooms and a spacious bathroom. The picturesque village of Bangor-on-Dee offers a wealth of local amenities including shops, pubs, primary school and has excellent access to Wrexham and the Industrial estate. In brief the property comprises of; hallway, lounge, kitchen and dining room to the ground floor and 3 bedrooms and bathroom to the first floor.

- A deceptively spacious 3 bedroom end of terrace property
- 2 Reception rooms
- 3 Double bedrooms
- Spacious bathroom
- Off road parking
- Desirable village location
- Close to local amenities
- Ample garden space to the rear
- EPC rating C
- Viewing's highly recommended



Hallway

With wood effect flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Lounge

4.24m x 4.19m (13'10" x 13'8")

A good size room with sliding doors off to the rear garden, double glazed window to the rear, wood effect flooring.

Kitchen

3.89m x 2.28m (12'9" x 7'5")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel circular sink and drainer, cooker, washing machine, gas boiler, double glazed window to the front, archway into the dining room.

Dining Room

5.72m x 2.12m (18'9" x 6'11")

An extension to the original property with a double glazed window to the front, French doors off to the rear, wood effect flooring.

First Floor Landing

With carpeted flooring, door to a storage cupboard.

Bedroom 1

4.19m x 2.88m (13'8" x 9'5")

With 2 double glazed windows to the rear, carpeted flooring.

Bedroom 2

4.19m x 3.12m (13'8" x 10'2")

With a double glazed window to the front, built in storage cupboard, carpeted flooring.

Bedroom 3

4.08m x 2.17m (13'4" x 7'1")

A double bedroom with a double glazed window to the front, carpeted flooring.

Bathroom

3.02m x 2.10m (9'10" x 6'10")

Fitted with a low level w.c, wash hand basin with vanity unit under and fitted units to either side with integrated mirror, bath, separate shower cubicle, fully tiled walls, double glazed window.

Rear Garden

To the rear is a well sized garden with planted borders with a sheltered area with a door opening to the side of the property.

Front

To the front is a gravelled driveway providing off road parking.

Additional 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

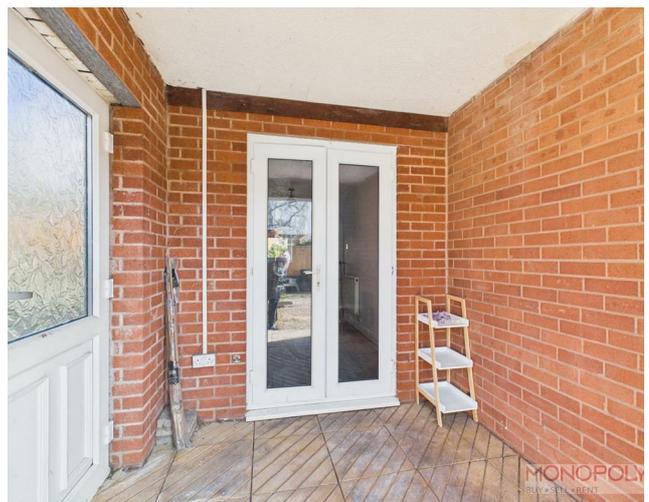


these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

