

Town & Country

Estate & Letting Agents

Abbey Gardens, Bangor-On-Dee,
Wrexham

£259,950



A well-presented two-bedroom detached bungalow set on a generous corner plot in a quiet residential area. The home features a bright triple-aspect living room, modern fitted kitchen with Bosch appliances, two double bedrooms with built-in storage, a stylish shower room, and a spacious conservatory. Outside, there are low-maintenance gardens, ample off-road parking, and a detached garage with power and lighting. Offered with no onward chain, this is an ideal move-in-ready home close to local amenities and transport links.

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DESCRIPTION

Situated on a generous corner plot in a quiet and established residential area, this beautifully presented two-bedroom detached bungalow offers spacious and low-maintenance living, both inside and out. The property features two well-proportioned double bedrooms with fitted storage, a bright and airy triple-aspect living room with patio doors, and a newly installed kitchen complete with high-quality Bosch appliances. A modern shower room, useful loft and airing cupboard, and a spacious conservatory enhance the functionality and comfort of the home. Externally, the property boasts attractive lawned and gravelled gardens, a private and low-maintenance rear garden with timber shed and water supply, and ample off-road parking via double timber gates. A detached brick-built garage provides further convenience with power, lighting, and pedestrian side access. Offered with no onward chain and ready to move into, this is an ideal opportunity for those seeking a comfortable and well-located bungalow with excellent transport links and local amenities nearby.



LOCATION

Situated in the picturesque village of Bangor-on-Dee, Abbey Gardens enjoys a peaceful corner plot in a quiet residential cul-de-sac. The village offers a range of local amenities including shops, a primary school, and scenic riverside walks, while Wrexham city

centre and major road links such as the A483 are just a short drive away—making this an ideal location for both peaceful living and convenient access to surrounding areas.

VESTIBULE

Accessed via a timber panelled front door, with ceramic tiled flooring and internal glazed doors to the reception hall.

RECEPTION HALL

With radiator, loft access, and doors to all principal rooms.



LIVING ROOM

12'1 x 17'10

A bright triple-aspect space with patio doors to the front, side windows with radiators beneath, and a living flame gas fire set in a marble hearth with Adams-style surround.



KITCHEN

11'6 x 11'6 (max)

Includes a door to the airing cupboard, a radiator, recessed ceiling downlights, and windows into the conservatory and overlooking the rear garden. The kitchen

is fitted with an array of brand-new units and appliances, including Shaker-style wall, base, and drawer units with complementary stainless steel handles. Worksurface space houses a stainless steel single-drain sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel Bosch oven with Bosch microwave above, a stainless steel Bosch gas hob with extractor fan over, and an integrated fridge freezer. There is space and plumbing for a washing machine below the sink. A leaded and stained-glass door leads into the conservatory.



CONSERVATORY

13'7 x 6'8

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



BEDROOM ONE

13'2 x 10

Rear-facing window with radiator and a full range of fitted wardrobes, drawers, bedside cabinets, and overhead storage.



BEDROOM TWO

13'2 x 8'6

Front-facing window with radiator, fitted wardrobes, drawers, and storage units.



SHOWER ROOM

6 x 6'7

Modern white suite comprising a large shower enclosure with curved screen and electric shower, low-level WC, and pedestal basin. Fully tiled walls, ceramic floor, chrome heated towel rail, radiator, and rear opaque window.



EXTERNALLY

Set on a corner plot with lawned and gravel gardens to the front and side, enclosed by hedged borders. Paved

paths lead to the front door and around to a low-maintenance rear garden, laid with paving and golden gravel. Features include outside lighting, a water supply, a timber shed, and access to the detached garage. Double timber gates open to a spacious off-road parking area to the front and side of the garage.



Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax - D (£2193 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

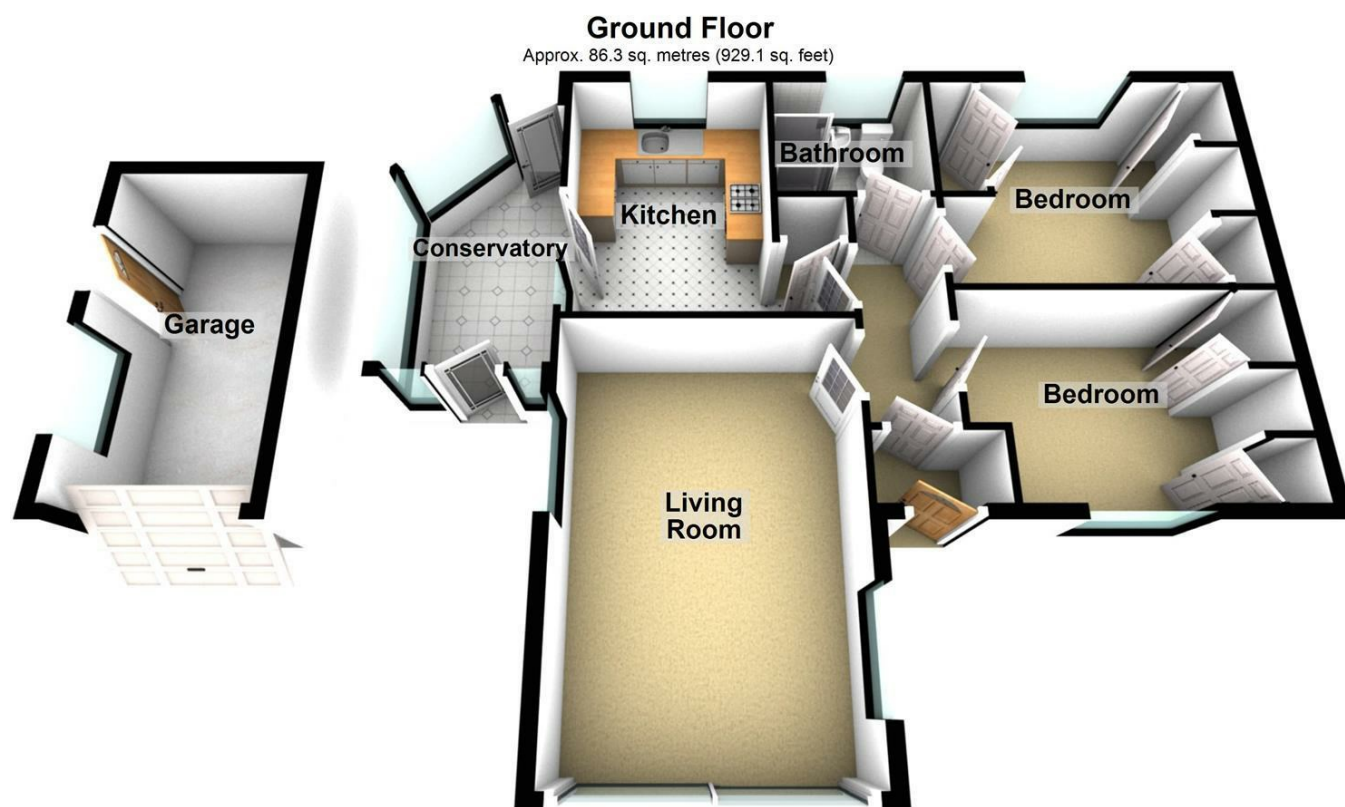
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant

normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 86.3 sq. metres (929.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.