

Town & Country

Estate & Letting Agents

Sandown Road, Bangor-On-Dee,
Wrexham

£375,000



A well-presented three bedroom home in the sought-after village of Bangor-on-Dee, offering flexible living and attractive landscaped gardens. The property provides off-road parking for several vehicles, with rear and side gardens featuring patios, pathways, lawns, mature planting, fruit trees, and two storage sheds. The spacious interior includes a dining room, living room, conservatory, and a modern kitchen/breakfast room with island and integrated appliances. A utility room, two cloakroom WCs, and a versatile fourth bedroom add practicality, while three further bedrooms and a stylish shower room complete this comfortable home in a popular riverside setting.

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DESCRIPTION

This well-presented four-bedroom home in the desirable village of Bangor-on-Dee offers versatile living space and attractive landscaped gardens. The property features off-road parking for several vehicles to the front, while the rear and side gardens are beautifully arranged with paved and gravel pathways, patio seating, lawns, mature planting, fruit trees, and two storage sheds. Inside, the accommodation includes a spacious dining room, living room, and conservatory, alongside a modern kitchen/breakfast room with island unit and integrated appliances. A utility room, two cloakroom WCs, and a flexible fourth bedroom add practicality, while three further bedrooms and a contemporary shower room complete the home. Perfectly situated in a sought-after riverside village with excellent transport links, this property combines modern comfort with semi-rural charm.



LOCATION

Bangor-on-Dee is a charming and historic village located on the banks of the River Dee, renowned for its picturesque scenery and welcoming community. The village is famous for its National Hunt racecourse, drawing visitors from across the region. Amenities within the village include local shops, pubs, and a primary school, while the nearby town of Wrexham provides a full range of services and facilities. Excellent road links give easy access to Chester, Shrewsbury, and the wider North Wales and North West regions, making it ideal for both commuters and those seeking a peaceful riverside lifestyle.

ENTRANCE HALL

Accessed through an opaque leaded and double-glazed composite front door, opening onto woodgrain-effect flooring. A light oak opaque glazed door leads into the dining room.



DINING ROOM

19'2 x 9'5

With a continuation of the light woodgrain-effect laminate flooring, radiator, and partially glazed light oak double doors opening into the living room. Further opaque glazed light oak doors open into the kitchen and inner hallway.



LIVING ROOM

15'6 x 10'9

Featuring a radiator and side elevation window overlooking the gardens. Patio doors open into the conservatory.

CONSERVATORY

Constructed with a low brick wall and UPVC double-glazed frame with integrated door opening onto the garden.



KITCHEN/BREAKFAST ROOM

13'9 x 15'0 (max)

Fitted with a range of contemporary wall, base and drawer units with matching island unit. Ample work surfaces incorporate a single drainer sink with mixer tap. Integrated appliances include a four-ring gas hob set within the island with a stainless steel and glass canopy extractor above, and a built-in double oven. Space and plumbing are provided for a washing machine, dishwasher, and dryer. The breakfast area includes a radiator, UPVC double-glazed French doors opening to the garden, and a front-facing window.



UTILITY ROOM

10'3 x 7'4

Housing a wall-mounted Vaillant gas combination boiler. Light oak doors open to the sitting room/bedroom four and cloakroom WC, with a composite opaque glazed door to the garden. (measurements include Cloakroom WC).



CLOAKROOM WC

Installed with a wash handbasin, concealed cistern WC, radiator, and opaque window.



SITTING ROOM.

11'3 x 8'3

With radiator and front-facing window. Potential for a fourth bedroom.

INNER HALLWAY

With loft access via a retractable folding ladder. Light oak doors lead to three bedrooms, cloakroom WC, and shower room.



CLOAKROOM WC

6'1 x 3'6

Fitted with a concealed cistern WC, wall-mounted wash handbasin, radiator, opaque front-facing window, and woodgrain-effect laminate flooring.



SHOWER ROOM

7'8 x 6'3

Featuring an oversized shower enclosure with panel walls and dual-head thermostatic shower, a light woodgrain vanity unit with wash handbasin and splashback, low-level WC, woodgrain-effect laminate flooring, radiator, and recessed downlights.



BEDROOM ONE

11'3 x 9'9

Fitted wardrobes with woodgrain-effect sliding doors (two with mirrored inserts), rear-facing window with radiator below.



BEDROOM TWO

11'0 x 8'2

Rear-facing window with radiator beneath.



BEDROOM THREE

11'5 x 9'7

Front-facing window with radiator below.



EXTERNALLY

The property benefits from off-road parking for several vehicles to the front, with a brick-block raised shrub bed and timber side access leading to the rear and side gardens. Beautifully presented gardens with paved and golden gravel pathways, a generous paved patio area, lawn and shrub gardens with various fruit trees, as well as mature and established plants, trees, and shrubs. To the rear is an additional lawned garden with raised planters, two aluminium storage sheds, external lighting, and a water supply.



Services (Wrexham)

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

Viewings (Wrexham)

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

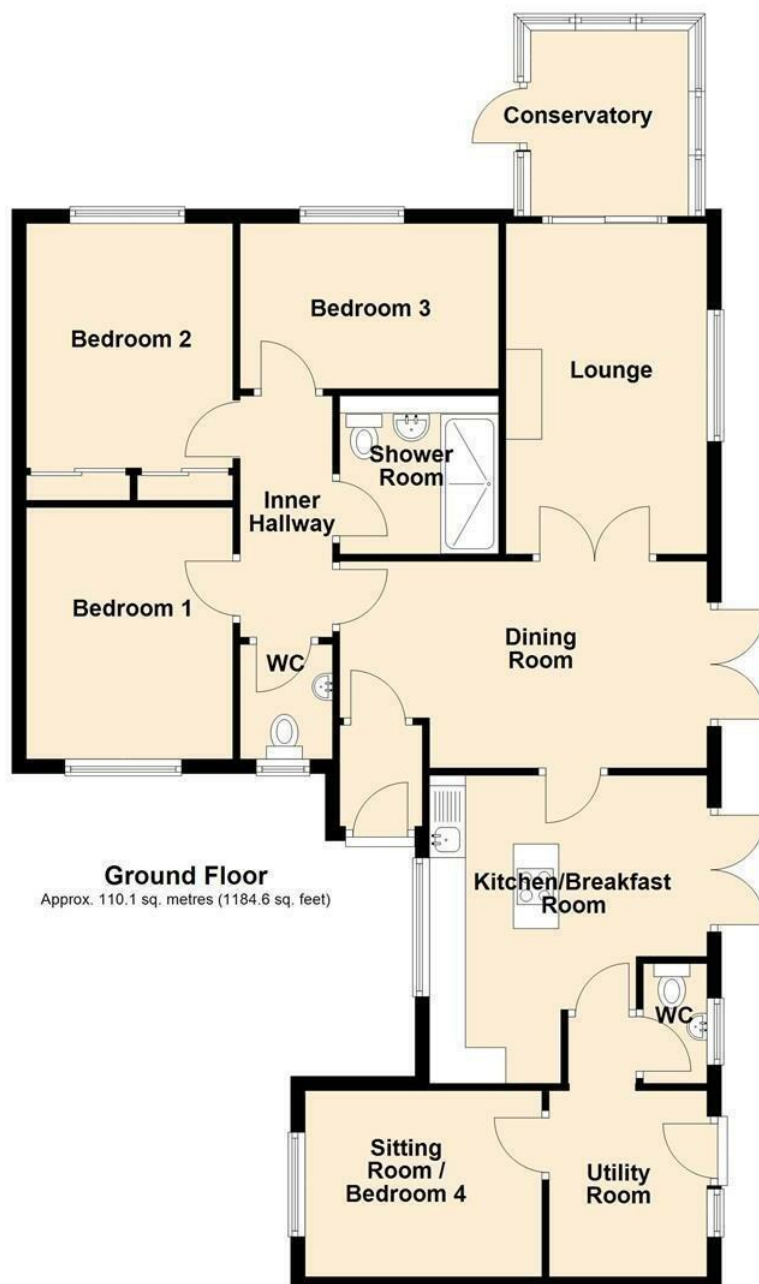
To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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