

Town & Country

Estate & Letting Agents

Laurels Avenue, Wrexham

£395,000



A superb bungalow in a sought-after village location, ideally suited to families, downsizers, and those seeking spacious single-storey living.

The property benefits from a welcoming entrance porch, spacious living room with bay window and feature gas log-effect fire, separate dining room, modern fitted kitchen, utility room, three well-proportioned bedrooms, and a contemporary family bathroom. Throughout, the home is beautifully maintained and enhanced by quality finishes including engineered oak flooring and modern fixtures.

Externally, the property enjoys a private and well-established rear garden featuring a resin patio, vegetable garden, fruit trees, powered garden sheds, and side access either side. To the front, there is ample off-road parking and a single garage with power, lighting, sink, and storage. Additional benefits include external power points and water taps to both the front and rear, together with a Worcester combi boiler installed in 2024.

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DESCRIPTION

A beautifully presented three-bedroom detached bungalow located in the sought-after village of Bangor-on-Dee. Offering spacious and versatile accommodation, modern kitchen and bathroom facilities, generous off-road parking, garage, landscaped gardens, vegetable plot, fruit trees, and a powered garden shed, this superb home combines comfortable living with excellent outdoor space.



LOCATION

Bangor-on-Dee is a highly regarded village located approximately five miles south-east of Wrexham, renowned for its picturesque riverside setting and popular racecourse. The village offers an excellent range of local amenities including shops, public houses, a primary school, medical facilities, and recreational opportunities. Well positioned for commuters, Bangor-on-Dee provides convenient access to Wrexham, Chester, and the wider North West road network via the A483. Combining rural charm with everyday convenience, the village remains one of the area's most desirable residential locations.

ENTRANCE PORCH

4'99" x 6'16"

Entered via a UPVC double-glazed front door, this welcoming

porch features engineered oak flooring, a radiator, and a decorative glazed feature wall overlooking the dining room. A door provides access to the WC/cloakroom.

WC/CLOAKROOM

3'76" x 5'64"

Fitted with engineered oak flooring, a low-level WC, and a wash hand basin set within a vanity unit. Partially tiled in neutral cream and beige tones and benefiting from a UPVC double-glazed window to the front elevation.

HALLWAY

13'84" x 3'31"

With engineered oak flooring. The attic is accessed via a loft hatch with a pull-down ladder and is partially boarded, providing useful additional storage space which is accessed in the hallway.



LIVING ROOM

14'66" x 17'15"

A spacious and inviting reception room featuring engineered oak flooring and a UPVC double-glazed bay window to the front elevation. A gas log-effect fire creates an attractive focal point, while an archway opens through to the dining room, creating an excellent flow for both everyday living and entertaining.



KITCHEN/DINER

10'58" x 17'09"

A well-appointed kitchen fitted with a range of modern cream wall and base units complemented by solid oak work surfaces. Integrated appliances include an electric oven and induction hob, whilst there is space and provision for a fridge freezer and dishwasher. A UPVC double-glazed bay window overlooks the front elevation, whilst UPVC double-glazed patio doors provide access to the rear garden. Finished with tile-effect laminate flooring and open access into the utility room.



DINING ROOM

9'06" x 9'16"

A versatile dining space featuring matching engineered oak flooring, a modern radiator, and a decorative glazed feature wall adjoining the porch. An archway leads directly into the kitchen, enhancing the open-plan feel.





UTILITY

9'22" x 6'38"

Providing excellent additional storage, the utility room is fitted with built-in oak shelving, drawers, and hanging space. There is plumbing and space for both a washing machine and tumble dryer. The Worcester combi boiler, installed in 2024, is also housed here.



BEDROOM ONE

10'91" x 15'15"

A generous double bedroom enjoying views over the rear garden via a UPVC double-glazed window. Finished with a burgundy fitted carpet and featuring a radiator together with conveniently positioned power points incorporating USB charging sockets.

BEDROOM TWO

9'00" x 10'36"

A well-proportioned double bedroom fitted with a grey carpet and benefiting from a UPVC double-glazed window to the side/rear elevation and a radiator beneath.



BATHROOM

8'07" x 10'84"

A spacious and contemporary bathroom comprising a panelled bath, walk-in shower, low-level WC, and freestanding wash hand basin. Fully tiled from floor to ceiling and featuring tile-effect laminate flooring, a radiator, wall-mounted LED illuminated mirror, UPVC double-glazed window, and ceiling ventilation.



BEDROOM THREE

13'04" x 11'27"

A spacious double bedroom featuring engineered oak flooring and UPVC double-glazed patio doors with adjoining windows opening onto and overlooking the rear garden. The room offers ample space for a range of bedroom furniture.





REAR GARDEN

The property occupies an attractive plot with a beautifully maintained rear garden incorporating a composite decking area, vegetable garden, and a selection of fruit trees including apple and plum varieties. A green garden shed benefits from power and lighting, whilst an irrigation hose tap serves the vegetable garden. Side access is provided via a timber gate. The garden also features two greenhouses.

To the front, there is ample off-road parking together with external power points and water taps. The single garage is equipped with power, lighting, sink facilities, and storage cupboards.



WORKSHOP

26'2" x 11'9"

The workshop benefits from power and lighting and is an

impressive, spacious area, featuring uPVC double-glazed windows throughout.



GARDEN

Adjacent to the composite decking area is a pergola and a dedicated barbecue area, creating an ideal space for outdoor entertaining.



GARDEN



EXTERNALLY

GARAGE

With power, lights and water use.



Services (Wrexham)

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

Tenure - Freehold
Council Tax Band - E

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.

Viewings (Wrexham)

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

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.



AWAITING FLOORPLAN

COMING SOON

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.

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