

Wingetts

More than just estate agents



Ennisdale, Raggs Hill, Whitchurch Road, Bangor on Dee, Wrexham, LL13 0BD

Price £375,000

A spacious and well presented 3 double bedroom detached bungalow set within established large gardens extending to approximately 0.4 acres to include a detached double garage with planning consent for conversion to a self contained annexe. Conveniently located on the outskirts of the picturesque village of Bangor On Dee with its range of amenities, pub/restaurant, primary school, doctors etc and excellent road links to Wrexham and Whitchurch. 'Ennisdale' provides versatile accommodation and will appeal to families and those wanting single storey living briefly comprising enclosed porch, entrance hall, good sized lounge with the warmth of a log burner and lovely aspect overlooking the rear garden, spacious and sociable kitchen dining room, utility, 3 double bedrooms, 2 of which having fitted wardrobes, and a well appointed family bathroom with bath and separate shower enclosure. To the outside, the private drive offers plenty of parking and turning area leading to the detached garage. The rear garden is a particular feature enjoying a sunny and private rear aspect with large porcelain paved patio for outdoor entertaining, ornamental pond, poly tunnel for home-growers, summerhouse overlooking the lawned area, further raised mainly lawned garden with a variety of trees and panoramic views. The property has the benefit of solar panels providing an efficient level of energy savings. Energy Rating - B (81)

LOCATION

Ennisdale is located on the outskirts of the riverside village of Bangor on Dee approx. 5 miles from Wrexham city centre which provides excellent road links to the Wrexham Industrial Estate and the A483 by-pass which links Wrexham, Chester and Oswestry and allows for daily commuting to the major commercial and industrial centres of the region. The Village not only has a picturesque setting on the banks of the River Dee, but also boasts a popular Racecourse, The Buck Public House, a Convenience Store and Post Office. There is a primary School and is within the catchment area of the highly regarded Penley Secondary School.

DIRECTIONS

From Wrexham city centre proceed along the A525 in the direction of Whitchurch for approx. 5 miles passing the left turnings for Bangor On Dee. Continue for a further 1/3rd of a mile down the hill and the bungalow will be observed on the right.

ACCOMMODATION

Double glazed sliding doors open to:

ENCLOSED PORCH

With tiled floor, up and down sensor light and part glazed door with stained glass panel opening to:

WELCOMING HALLWAY

With dado rail, feature arch, four panel doors off to all rooms and ceiling hatch to roof space with pull-down loft ladder.

LOUNGE 15'5" x 14'5" (4.7m x 4.4m)

A light and airy reception room enjoying a lovely aspect overlooking the rear garden through sliding patio doors, exposed brick chimney breast with inset log burner, recessed shelving, coving to ceiling, wall light points and double part glazed internal door.

OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM 22'11" x 9'6" (7m x 2.9m)

The dining area has a double glazed window to side, exposed brick with internal glass panels above, dado rail, quick step flooring and Dimplex Quantum storage heater. The flooring continues into the kitchen area being fitted with a range of base and wall units with work surface areas incorporating a breakfast bar, twin and 1/2 bowl sink unit with mixer tap and double glazed window above overlooking the rear garden, four ring electric hob with splashback and extractor hood above, double oven/grill, coving to ceiling, part tiled walls and part glazed stable door opening to:

UTILITY ROOM 13'5" x 7'2" (4.1m x 2.2m)

Fitted base and wall units, plumbing for washing machine, space for tumble dryer, double glazed sliding patio doors to both front and rear.

BEDROOM ONE 14'1" x 10'2" (4.3m x 3.1m)

Double glazed window to front, Dimplex Quantum storage heater, fire surround, coving to ceiling and mirror fronted full width wardrobes incorporating the hot water cylinder.

BEDROOM TWO 10'2" x 10'2" (3.1m x 3.1m)

Double glazed window to front, Dimplex Quantum storage heater and coving to ceiling (currently used as office).

BEDROOM THREE 10'2" x 8'2" (3.1m x 2.5m)

Dimplex Quantum storage heater, full length mirror fronted wardrobes, double glazed window to side and coving to ceiling.

BATHROOM 10'2" x 6'6" (3.1m x 2m)

Upgraded by the current owner to an excellent standard to include a heated tiled floor, wash basin and w.c set within vanity unit with illuminated wall mirror above, bath with central mixer tap, shower enclosure with mains thermostatic shower, double glazed window, part tiled walls, inset ceiling spotlights, shaver socket and heated towel rail.

OUTSIDE

The property is approached along a recently renewed driveway with decorative gravel and tarmac providing ample parking and guest parking including turning area. Flowerbeds to front boundary and path to entrance door.

GARAGE 21'7" x 19'4" (6.6m x 5.9m)

Two double hinged doors, lighting, power sockets, sliding patio door to rear garden and gardeners w.c with wash basin. The garage has the benefit of outline planning consent for conversion into a self contained annexe to include a bedroom, sitting area, breakfast area, en-suite shower room and entrance porch (Ref BA/2324/0035).

GARDENS

The rear garden is a particular feature having a large Porcelain paved patio area ideal for outdoor entertaining and barbecues, raised fish pond, decorative gravelled path to summerhouse overlooking the lawned garden, poly tunnel, two store sheds and well stocked flowerbeds. A garden gate leads to a further lawned and raised garden with a variety of ornamental and fruit trees together with panoramic views. 12 solar panels were installed in 2025 to improve energy efficiency.

PLEASE NOTE

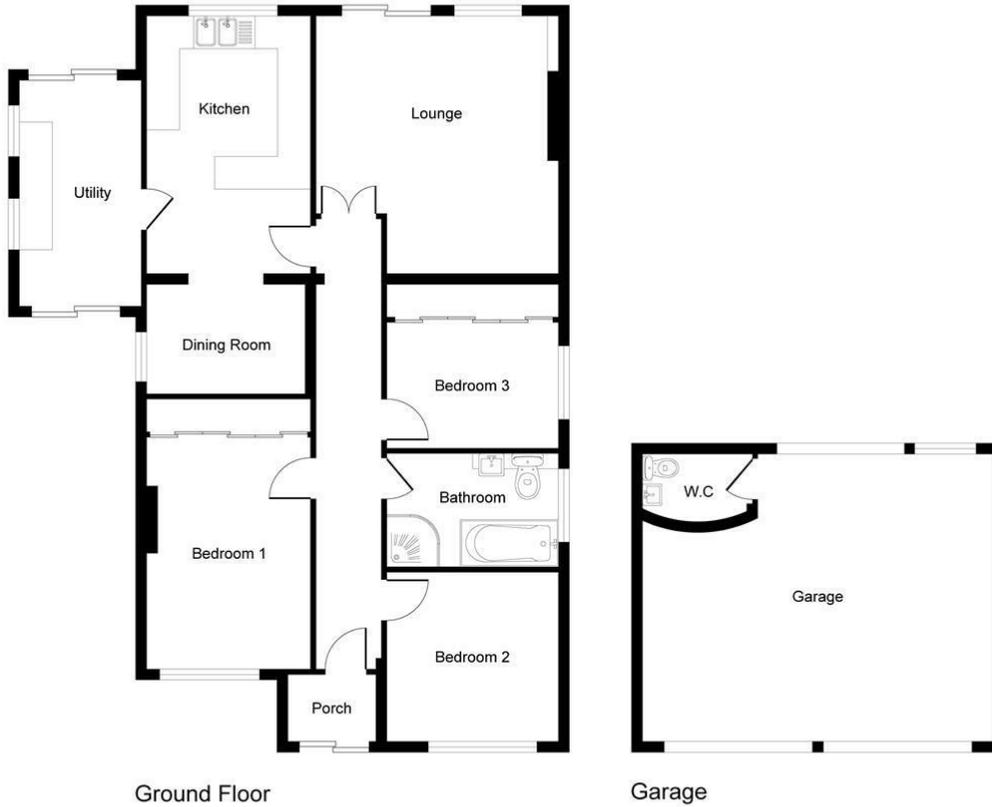
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





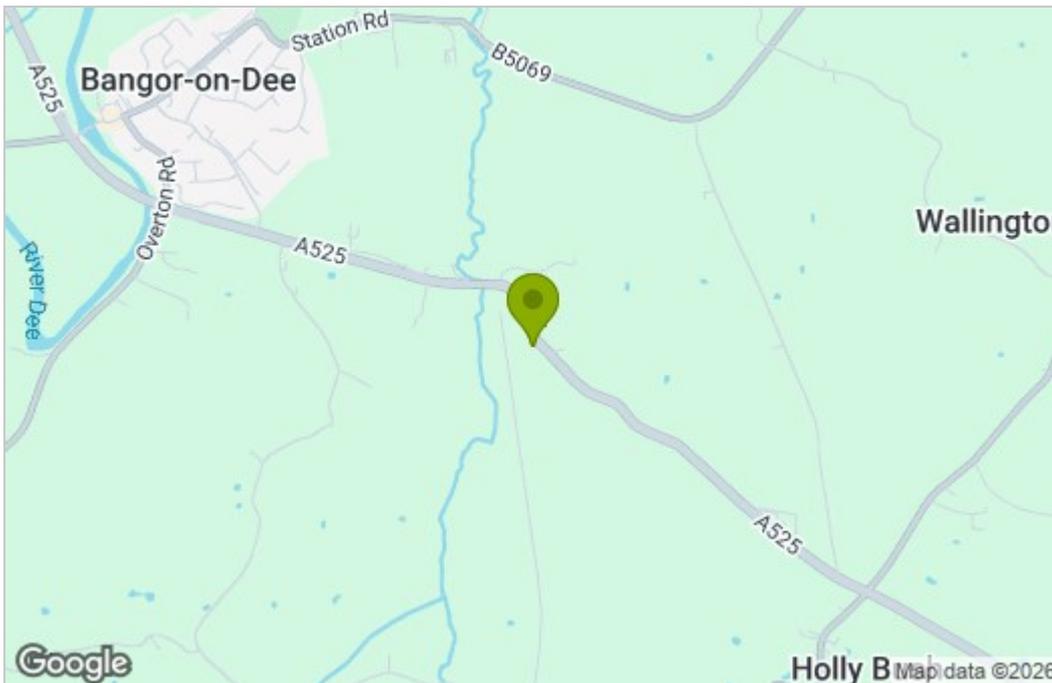
Floor Plan

Approximate Gross Internal Area = 1156 sq ft - 107 sq m
 Garage Area = 363 sq ft - 34 sq m
 Total Area = 1519 sq ft - 141 sq m

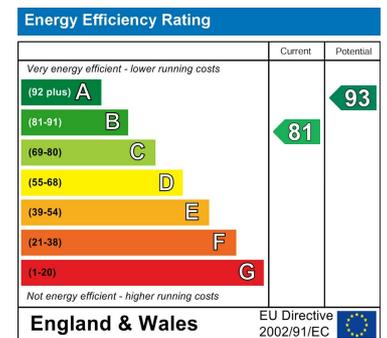


Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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.