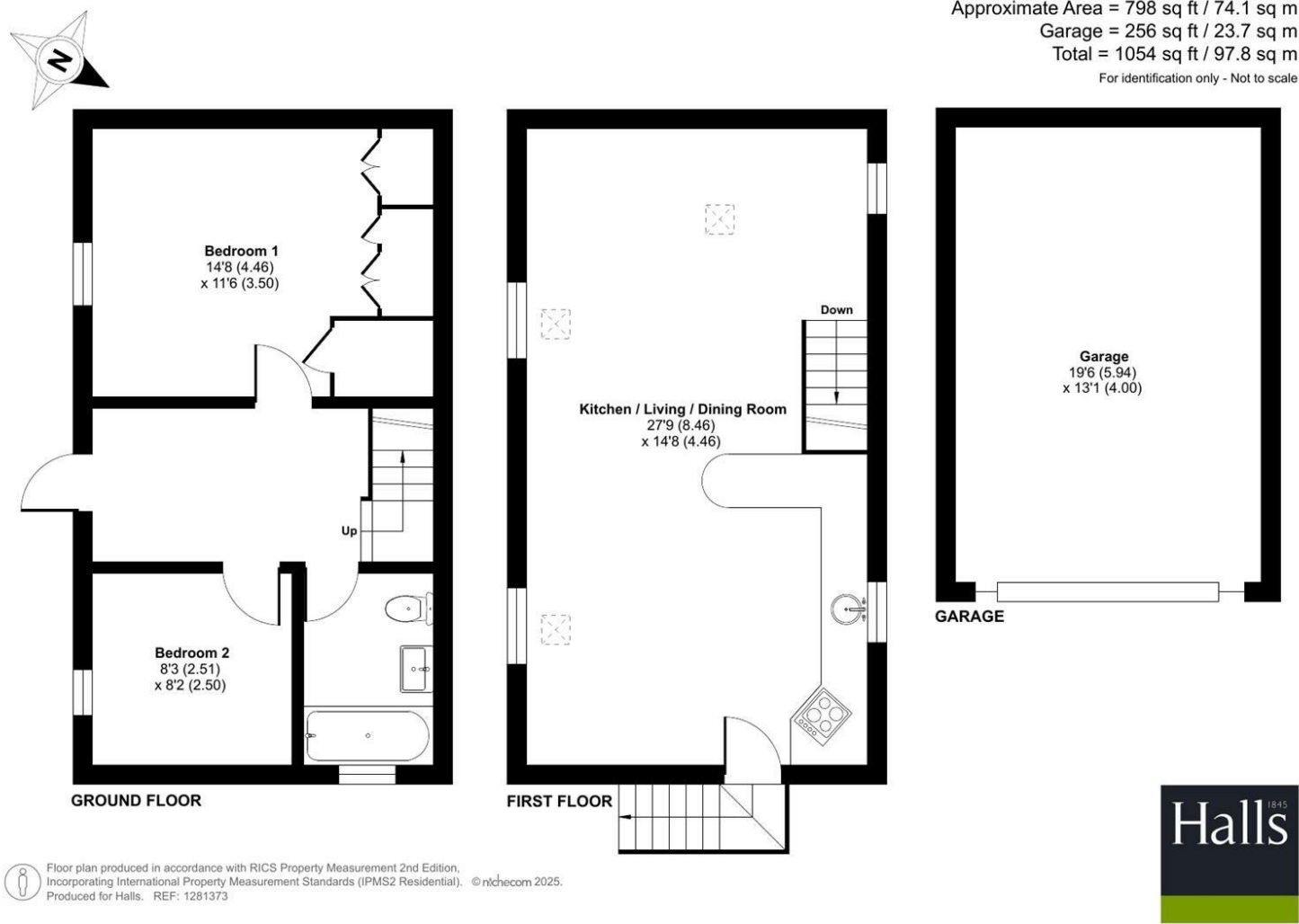


FOR SALE

The Old Coach House Whitchurch Road, Bangor-On-Dee, Wrexham, LL13 0BD



FOR SALE

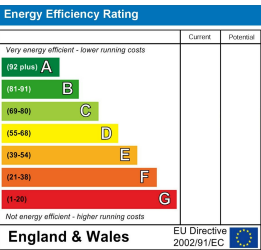
Offers in the region of £249,995

The Old Coach House Whitchurch Road, Bangor-On-Dee, Wrexham, LL13 0BD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A characterful and tastefully presented two-bedroom detached barn conversion boasting off-street parking, large garage, and easy-care garden, enviably situated within a select courtyard of similar properties on the outskirts of the village of Bangor-On-Dee.



01691 622602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)




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FOR SALE

Overton-on-Dee (3 miles), Wrexham (6 miles), Ellesmere (8miles), Whitchurch (12 miles), Chester (20 miles).


(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Barn Conversion
- Detached
- Well Presented
- Large Garage
- Parking
- Edge of Village Location

**DESCRIPTION**  
Halls are delighted with instructions to offer The Old Coach House in Bangor on Dee for sale by private treaty.

The Old Coach House is a charming detached barn conversion which has been subject to a range of improvement works by the current vendor and now provides around 800 sq ft of characterful and particularly well presented living accommodation situated over two deceptively spacious floors, these comprising, on the ground floor, an Entrance Hall, two Bedrooms, and a family bathroom, together with a delightfully open-plan living area above featuring a Kitchen position alongside space for dining and seating areas.

The property is complemented by a useful level of external space which comprises a parking space and a compact courtyard area which has been designed with ease of maintenance in mind, with, most notably, a large Garage with further parking to the fore.

**SITUATION**  
The Old Coach House is located just outside the popular village of Bangor On Dee which boasts a respectable range of day-to-day amenities, including Public Houses, Schools, Village Shop, and Village Hall, as well as picturesque walks along the River Dee, which skirts the village. Whilst retaining access a traditional village ambience, the property is well positioned to the lakeland town of Ellesmere and the market town of Whitchurch, both of which provide a more comprehensive range of amenities, with the county centre of Wrexham accessible by car in around 10 minutes.

**W3W**  
///mulls.vivid.pokes

**DIRECTIONS**  
Leave Ellesmere via the A528 in the direction of Overton and, upon reaching a T junction in the centre of the village, turn left when, shortly after passing round a sharp right-hand bend, a road leads to the right (signposted Bangor-On-Dee); proceed along this road until reaching a T junction in Bangor-On-Dee with The Buck public house immediately before you, here turn right and, immediately after, turn right again onto Whitchurch Road. Continue along Whitchurch Road until it connects with the A525, turning left to join the road where, after around 0.2 miles, the property will be situated on your left, identified by a Halls "For Sale" board.

**SCHOOLING**  
The property lies within a convenient proximity to a number of well-regarded state and private schools, including Ysgol Sant Dunawd, St.Mary's School Overton, The Maelor School, Ysgol Rhiwabon, Lakelands Academy, Ellesmere Primary, Ellesmere College, Moreton Hall, and Oswestry School.

**THE PROPERTY**  
The property provides principal access into a welcoming Entrance Hall, where stairs rise to the first floor and doors lead into two well-proportioned Bedrooms, both of which are able to accommodate double beds and with the Master enjoying a range of recessed storage cupboards, one of which features plumbing for white goods, alongside family Bathroom featuring a modern white suite.

Stairs rise from the Entrance Hall to a wonderful open-plan first floor ideal for entertaining and social living, with a recently modernised Kitchen area featuring a range of base units with work surfaces over and a number of integrated appliances, alongside ample space for seating and dining areas; all complemented by character features such as exposed ceiling timbers and a recently installed Clearview log-burner. The first floor also boasts a secondary entrance via traditional coach house steps which lead down to the courtyard garden.

**OUTSIDE**  
The property is accessed off a communal courtyard onto a parking space retained within mellow-brick walls, this leading on to a compact courtyard garden having been designed with ease of maintenance in mind and which represents opportunities for outdoor dining and entertaining.

Also accessed off the communal courtyard is a substantial Garage (approx. 6m x 4m) with double opening timber front access doors, this offering further opportunities for vehicular or general storage.

**THE ACCOMMODATION COMPRISES**  
- Ground Floor -

Entrance Hall:  
Bedroom One: 4.46m x 3.50m  
Bedroom Two: 2.51m x 2.50  
Family Bathroom:

- First Floor -  
  
Living Rm/Dining Rm/Kitchen: 8.46m x 4.46m

**SERVICES**  
We are informed that the property benefits from mains water and electrics. The heating is oil-fired and drainage is to a private communal system.

**TENURE AND POSSESSION**  
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

**LOCAL AUTHORITY**  
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY

**COUNCIL TAX**  
The property is shown as being within council tax band E on the local authority register.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**VIEWINGS**  
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.