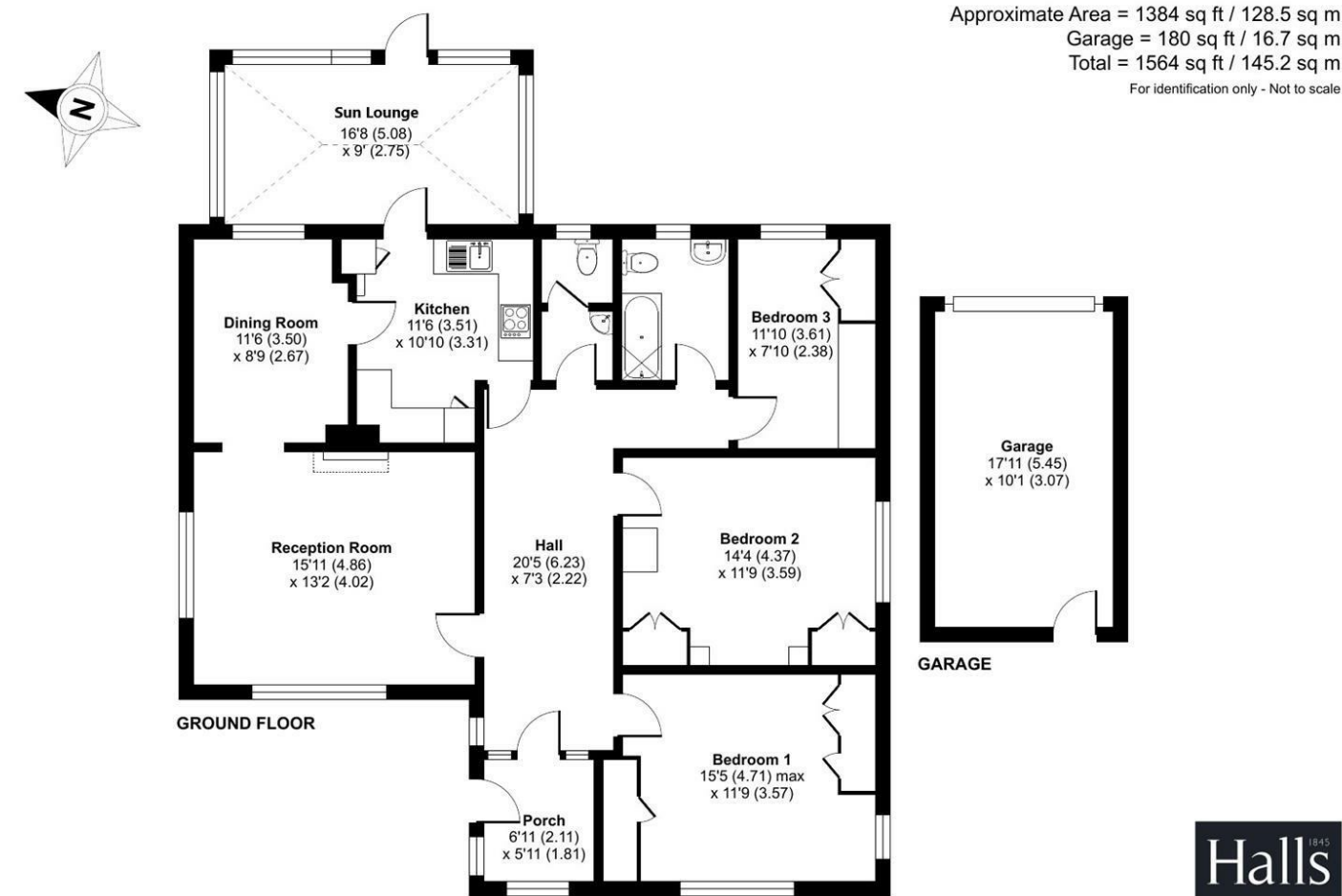


FOR SALE

Westside, Overton Road, Bangor-On-Dee, Wrexham, LL13 0DA



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1298226



FOR SALE

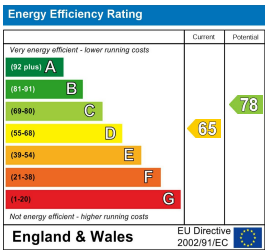
Offers in the region of £335,000

Westside, Overton Road, Bangor-On-Dee, Wrexham, LL13 0DA

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



Westside is a spacious three-bedroom detached bungalow set on a generous plot in the heart of Bangor-on-Dee. Surrounded by beautifully landscaped gardens which path that leads straight on to the River Dee, the property offers well-balanced living space, a detached garage, and ample off-road parking. With scope for modernisation and extension (subject to planning), this charming home presents an exciting opportunity in a sought-after village setting. The property is offered with no onward chain.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautiful Riverside Location
- Spacious Three Bedroom Detached Bungalow
- Detached Garage and Ample Parking
- Generous Plot with Landscaped Gardens
- NO ONWARD CHAIN
- Scope to Modernise or Extend (STP)

DESCRIPTION

Halls are delighted with instructions to offer Westside in Bangor-On-Dee.

Nestled in the heart of the picturesque village of Bangor-On-Dee, Westside is a spacious THREE BEDROOM detached bungalow enjoying a superb position on the banks of the River Dee. Set within beautifully landscaped gardens, the property boasts direct access to scenic river walks and offers exceptional scope for renovation or extension (subject to planning). With a generous plot, detached garage, and ample parking, this is an ideal opportunity for buyers seeking a tranquil setting with exciting potential to modernise to their own taste.

SITUATION

The property is located on Overton Road in the sought-after village of Bangor-on-Dee, just a short drive from Wrexham. This charming village is known for its scenic countryside, riverside walks, and strong community atmosphere. Local amenities include a convenience store, post office, pubs, and the historic Bangor-on-Dee Racecourse. The area is well connected, with road links to Wrexham, Chester, and the North Wales countryside, making it ideal for those seeking a balance of peaceful living with accessible commuter routes.

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.

DIRECTIONS

From Wrexham, take the A525 south towards Bangor-on-Dee. Continue into the village, and turn left onto Overton Road. The property, Westside, can be found on the left-hand side, clearly identified by our For Sale board.

What3Words: ///sums.river.headless

THE PROPERTY

The property is entered via a bright and welcoming entrance porch leading into a spacious central hallway with access to all principal rooms. The main living room is dual aspect, featuring large windows that flood the space with natural light and a central fireplace, creating a cosy yet airy feel. This room opens through to a formal dining area, ideal for family meals or entertaining.

The kitchen is fitted with a range of traditional wall and base units, with integrated oven and hob, and offers pleasant views over the garden. A door leads through to the rear sun lounge, which provides a peaceful second reception area with tiled flooring and panoramic views of the garden, perfect for relaxing or enjoying morning coffee. Discreetly positioned within the sun lounge is a practical utility area featuring a plumbed-in washing machine and dryer, neatly integrated behind double cupboard doors.

There are three bedrooms in total: two generously proportioned double bedrooms with fitted storage, and a third single bedroom, which could also serve as a home office or dressing room. The main bathroom is fitted with a coloured suite including a bath and pedestal wash basin, and there is a separate WC adjacent to the hallway for convenience.

The accommodation layout offers both comfort and flexibility, with excellent scope for updating and reconfiguring to suit modern lifestyles.

OUTSIDE

Westside sits on a generous and well-established plot, featuring a wide front lawn framed by mature shrubs and offering driveway parking for multiple vehicles (up to 5 cars). A DETACHED GARAGE provides excellent storage or workshop potential.

To the rear, the PRIVATE GARDEN is a true highlight—beautifully laid to lawn with colourful flower borders, ornamental features, and a central birdbath creating a tranquil setting. A paved patio area offers an ideal spot for outdoor dining or morning coffee.

At the foot of the garden, a small gate and steps provide direct ACCESS TO THE RIVERSIDE PATHWAY, perfect for gentle strolls along the scenic banks of the River Dee.

THE ACCOMMODATION COMPRISES:

Ground floor - Porch, Hall, Reception Room, Dining Room, Kitchen, Bedroom 1, Bedroom 2, Bedroom 3, Family bathroom, WC, and Sun Lounge.

GENERAL REMARKS

A structural survey has already been undertaken which confirms the bungalow's integrity, and supports the opportunity for a potential second story development. i.e. Loft Conversion. Viewings are strictly by appointment through the selling agents.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Wrexham County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band F.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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.