



1 KILN COTTAGE WHITCHURCH ROAD

BANGOR-ON-DEE | WREXHAM | | LL13 0AY



1 Kiln Cottage is a charming link detached cottages located in the village of Bangor on Dee. The property is being sold with NO CHAIN and comprises a sitting room, dining room, kitchen with large pantry and a ground floor bathroom. To the first floor is a large landing, two double bedrooms and a shower room. The property has a large garden, drive and garage. It also has gas fired heating and double-glazed windows.

Offers in the region of £225,000



- Charming Link Detached Cottage
- No Upward Chain
- Drive for Two / Three Cars
- Single Garage
- Large Gardens
- Close to the Centre of the Village

LOCATION

This charming link detached property is located on Whitchurch Road in the sought-after village of Bangor-on-Dee, just a short drive from Wrexham. This charming village is best known for its scenic countryside, riverside walks, and strong community atmosphere. Local amenities include a village shop, 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.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 1 Kiln Cottage by private treaty.



The property is being sold with NO CHAIN and an early viewing is recommended. The property was originally built as a Malt Kiln and still retains many of its original features. To the front is a canopied front entrance porch and front door that opens into the entrance hall. There is a sitting room with feature fire place with timber mantle beam, windows to the front, and beams to the ceiling. There is also a dining room to the front with window and a door from the sitting room leads to the kitchen. This modern kitchen has a range of base and wall mounted units, worktops, drainer sink unit, space for a fridge / freezer and integrated dishwasher. There is plumbing for a washing machine and space for a tumble dryer. The kitchen has a window and side door to the drive. off the kitchen is a door to a large walk in pantry with window and shelving.

From the kitchen is a small inner hall with door to a store / boot room and door to the ground floor bathroom. The bathroom comprises panelled bath with shower over, wash hand basin, W.C, tiled floor and window to the side.

Stairs ascend from the sitting room to the spacious 1st floor landing where there is a window looking down the garden, space for a wardrobe and vanity area. There are two double bedrooms with windows and a shower room which has a shower enclosure, wash hand basin and low flush W.C. The property has gas fired heating and double glazed windows.



OUTSIDE & GARDENS

The property is accessed from Laurels Avenue to a drive suitable for a number of cars. The drive continues to the spacious garage which has double doors, power, lighting and the gas fired boiler.

There are gardens to the front of the cottage with path to the front door and to the road. Then there is a large area of garden leading along the road bordered by mature hedges.

DIRECTIONS

WHAT 3 WORDS

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.

COUNCIL TAX - WREXHAM

The property is in Council Tax Band E on the Wrexham Council Tax Register.



VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1782 210426

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1033 sq ft / 96 sq m
 Garage = 225 sq ft / 20.9 sq m
 Total = 1258 sq ft / 116.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Halls. REF: 1447363

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

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👉 www.hallsgb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.