

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1448294



TREETOPS WHITCHURCH ROAD BANGOR ON DEE | WREXHAM | LL13 0BL

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(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.



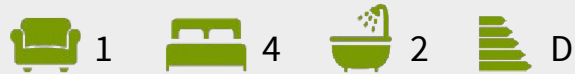
Halls WHITCHURCH SALES
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
 ☎ 01948 663230 ✉ whitchurch@halls.gb.com
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**** Cash Offers Only **** Treetops is a spacious detached dormer home located about 2 miles out from Bangor on Dee and is being sold with NO CHAIN. The property will require modernising and it also has a large garden and detached double garage. It comprises an entrance hall, lounge / diner, kitchen, breakfast room, four bedrooms and two bathrooms.

Offers in the region of £250,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 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.



- Spacious Detached Family Home
- For Sale with No Upward Chain
- Will Require Cosmetic Improvements
- Large Gardens with Ornamental Pond
- Detached Double Garage
- Countryside Views

LOCATION

Treetops is located on Whitchurch Road a few miles out of 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 Treetops by private treaty.

Treetops is a spacious detached dormer home and is being sold with NO UPWARD CHAIN. The property will require some refurbishment and modernisation. There is an enclosed entrance porch and door that opens into the entrance hall which has feature herring bone wooden block flooring. Off the hall is a useful store room. There is a large lounge / diner with log burner and patio doors to the rear which overlook the adjoining fields. There are steps down from the lounge to a garden room area with windows to the front.



Off the hall is a door into the kitchen which has a wide range of base and wall mounted units, work tops and a small island with electric ceramic hob and drawers below. There is a drainer sink unit, space for an under counter fridge and window to the front. There is a step down to the breakfast area where there are windows to the front and side. Off the breakfast room is the rear entrance porch and utility. There are windows to the rear and side entrance door.

The stairs ascend from the entrance hall to the 1st floor landing which gives access to spacious bedrooms with windows and views over the surrounding countryside. The property has double glazed windows and central heating.

OUTSIDE & GARDENS

The property is accessed from Whitchurch Road to a drive suitable for many cars. There is a detached double garage and a carport and storage unit behind that. The gardens are mainly located to the front and side and comprise mainly lawns with an ornamental pond.

DIRECTIONS

From Bangor on Dee drive on the Whitchurch Road for about 1.5 miles and the property is located on the left close to the junction of Hollybush Lane.

WHAT 3 WORDS

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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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1785 210426

COUNCIL TAX - WREXHAM

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

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators and drainage is to a septic tank.

