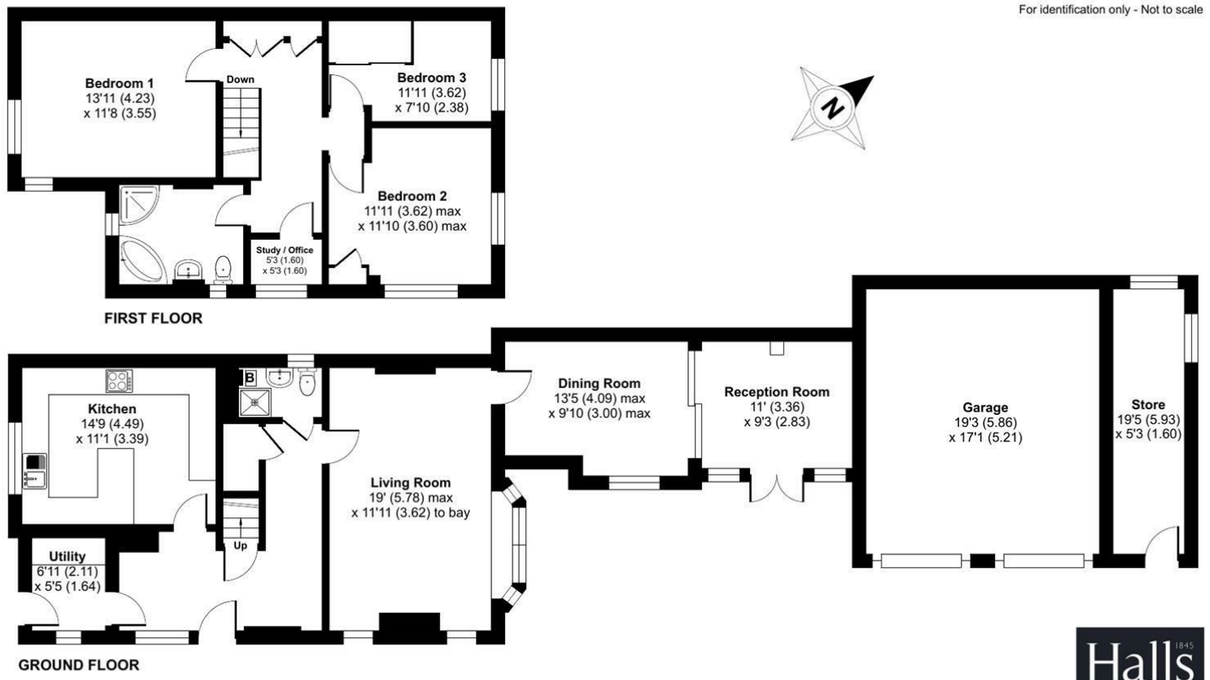
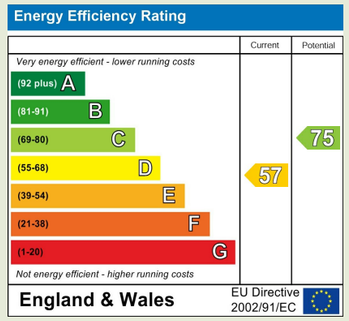
Approximate Area = 1512 sq ft / 140.5 sq m
Garage = 331 sq ft / 30.7 sq m
Outbuilding = 102 sq ft / 9.5 sq m
Total = 1945 sq ft / 180.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1496074



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.

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The Property Ombudsman

Halls 1845

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.com

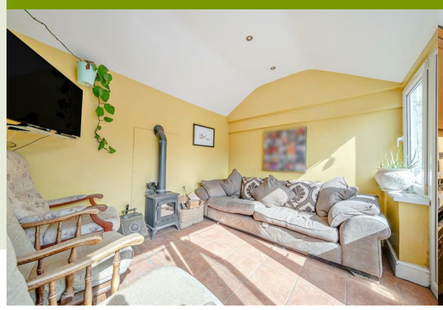
IMPORTANT INFORMATION - **1.** These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



Halls 1845

1 CHURCH AVENUE OVERTON ROAD

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

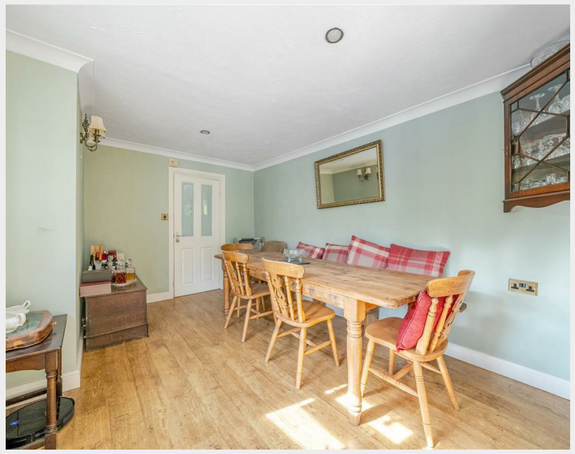






This charming, detached property occupies a peaceful position just moments from the banks of the River Dee, with the picturesque riverside walk located approximately 50 metres away. Tucked away off Overton Road along the unadopted Church Avenue, the property offers spacious and versatile accommodation together with ample parking, a double garage and useful workshop, making it an excellent family home in one of North Wales' most sought-after villages.

Offers in the region of £325,000



3 3 2 D

- **Charming Detached Family Home**
- **Located Close to the River Dee**
- **For Sale with No Chain**
- **Spacious and Versatile Accommodation**
- **Parking and a Double Garage**
- **Courtyard Style Garden**

Location

Bangor-on-Dee is a highly regarded village renowned for its attractive riverside setting, historic church, racecourse and welcoming community. A range of local amenities are within easy reach, including a village shop, public houses, primary school and village hall, whilst excellent road links provide convenient access to Wrexham, Whitchurch, Chester and the surrounding countryside.

Occupying an enviable location close to the River Dee and offered for sale with no onward chain, this spacious and well-maintained home presents a rare opportunity to acquire a property that has been cherished by the same family for many years.

Brief Description

Halls are delighted to be instructed to sell 1 Church Avenue by private treaty.



The accommodation begins with a practical entrance hall incorporating a utility area, leading through to the main reception hall. This welcoming space features a tiled floor, window to the side elevation providing natural light, an understairs storage cupboard and access to the ground floor shower room.

Positioned to the front of the property is the well-appointed breakfast kitchen, fitted with an extensive range of cupboards complemented by granite work surfaces. There is space for a range-style cooker together with additional appliances, while the front-facing window enjoys a delightful outlook towards the historic village church.

The generously proportioned living room provides an excellent space for both relaxing and entertaining, featuring a gas fire as an attractive focal point together with a tiled floor, part of which benefits from underfloor heating. A door leads through to the dining room, creating a wonderful flow for family gatherings, whilst an adjoining snug offers a cosy retreat complete with a characterful log-burning stove.

Stairs rise from the reception hall to the first-floor landing, where there are three spacious double bedrooms, a separate study/office ideal for home working, and a contemporary family bathroom fitted with a modern suite.



Outside

Externally, the property is approached from Overton Road via Church Avenue, an unadopted track that serves only a handful of properties, creating a private and secluded setting. To the front of the house is off-road parking, whilst double gates open onto a driveway leading to the detached double garage. Adjoining the garage is a useful workshop/store, ideal for hobbies, storage or those requiring additional workspace. A courtyard-style garden provides an attractive and low-maintenance outdoor seating area, perfect for enjoying the peaceful surroundings.

Directions

From Whitchurch drive out on the Wrexham Road for 9.5 miles and turn right for Bangor on Dee. Follow the road into the village and at the t junction turn left into High Street. Drive along High Street for about 100 metres and turn left into Overton Road. Just past the church and before the village hall is Church Avenue where you will see the property.

What 3 Words

///vast.proofs.firework



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 £36 (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, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

Council Tax - Wrexham

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

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.