



FOR SALE

Offers in the region of £225,000

3 Deva Terrace School Lane, Overton,
Wrexham, LL13 0ET

A deceptively spacious two-bedroom period terraced home boasting generously proportioned living accommodation, character features, and private rear garden, enviably situated on the perimeter of the popular village of Overton-On-Dee.



FOR SALE

Penley (3 miles), Ellesmere (5 miles), Wrexham (7 miles), Chester (18 miles), Shrewsbury (22 miles).

All distances approximate



- Period Property
- Circa 1,000 sq ft
- Character Features
- Open-Plan Kitchen and Dining Room
- Front and Rear Gardens
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 3 Deva Terrace in Overton-On-Dee for sale by private treaty.

3 Deva Terrace is a period two-bedroom home which lies within a traditional terrace of characterful properties. The property provides a deceptive level of living accommodation and boasts nearly 1,000 sq ft of well proportioned rooms, all of which have been lovingly maintained with décor so chosen to complement the aesthetic charm of the building.

The property enjoys private gardens to the rear, these offering scope for landscaping according to one's tastes and at present comprising an area of lawn complemented by seating areas.

W3W

[///drums.valuables.duos](http://drums.valuables.duos)

SITUATION

3 Deva Terrace is pleasantly positioned on the perimeter of the sought after village of Overton-On-Dee, which boasts a respectable range of day to day amenities, including School, Convenience Store, Café, Church, and Medical Centre, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which provides a wider range of amenities, such as Supermarket, Public Houses, and Restaurants, alongside excellent walking around the town's famous mere and the surrounding canal network. The county centre of Wrexham sits around 7 miles to the north and boasts a comprehensive range of amenities, including cultural and artistic attractions.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including St Mary's C.I.W. Aided School, The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Wrexham, continuing for around 5 miles until reaching a T junction in the heart of Overton-On-Dee; here, head straight over onto Church Road, continuing for a further 0.2 miles where, shortly before the road joins Bangor Road, Deva Terrace is situated on the right, with number 3 identified by a Halls "For Sale" board.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The property is principally accessed via a front door which opens into a traditional Entrance Hall, from where stairs rise to the first floor and a door opens immediately to the left into a welcoming Living Room, this boasting a window which overlooks the front elevation and ample space for seating, all arranged around a central chimney breast housing an open fire on a raised hearth.

The Entrance Hall culminates at a door which allows access into an open plan Dining Room and Kitchen, these benefitting from a particularly sociable arrangement and allows the rooms to serve as the heart of the home, ideal for entertaining and family moments alike; with the Dining Room allowing for a range of usages, be that for more formal dining occasions or for use as a Family Room. The Kitchen comprises a selection of base and wall units alongside a external door which leads directly onto the gardens. Completing the ground floor accommodation is a useful Cloakroom which lies beyond the Kitchen.

Stairs rise to a first floor landing, from where doors allow access into two well proportioned Bedrooms, each able to accommodate double beds and enjoying traditional features, such as ornamental fireplaces. The Bedrooms are served by a Family Bathroom which comprises a white suite set against partly tiled walls.

OUTSIDE

The property is accessed via a gate set within established hedging, this leading on to a path flanked to one side by an area of lawn bordered by a gravel bed.

The rear gardens provide a further area of lawn alongside a paved patio area situated immediately beyond the rear door, with the gardens culminating at a raised decking area ideal for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 3.65m x 3.58m

Dining Room: 3.69m x 3.68m

Kitchen: 2.45m x 4.29m

Cloakroom:

- First Floor -

Bedroom One: 4.66m x 3.68m

Bedroom Two: 3.62m x 2.79m

Family Bathroom:

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

TENURE & POSSESSION

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

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

SERVICES

We are advised that the property benefits from mains water, drainage, electricity, and gas.

VIEWINGS

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

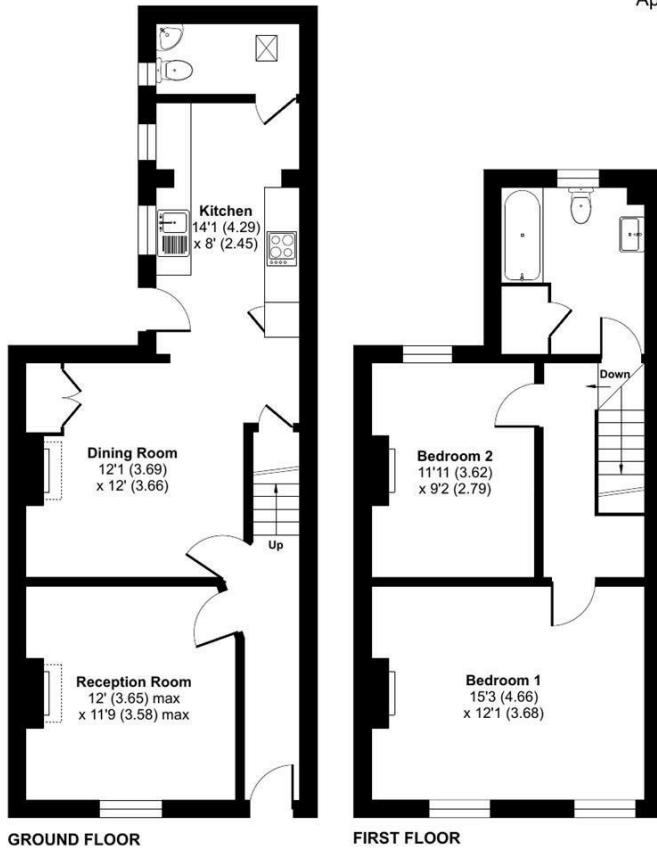
FOR SALE

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Approximate Area = 982 sq ft / 91.2 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). © nchecom 2026. Produced for Halls. REF: 1403075

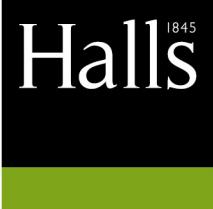


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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(A2 plus) A	
(B1-81) B	
(C9-80) C	
(D55-68) D	
(E39-54) E	
(F21-38) F	
(G1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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