

**FOR SALE**

Offers in the region of £425,000

The Old Smithy Whitchurch Road, Bangor On Dee, Wrexham, LL13 0AY

The Old Smithy is a wonderful family home located close to the centre of Bangor on Dee. The property retains many of its original features. The accommodation briefly comprises reception hall, living room, sitting room, garden room, diner, breakfast kitchen, laundry room and cloaks with W.C. There are three bedrooms and two bathrooms. It has a garage, parking and large rear gardens. Viewing is highly recommended.





- Charming Historic Family Home
- Generous Gardens
- Located in the Centre of the Village
- Three Receptions, Kitchen, Utility
- Three Bedrooms, Two Bathrooms
- Garage & Parking

LOCATION

This historic 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.

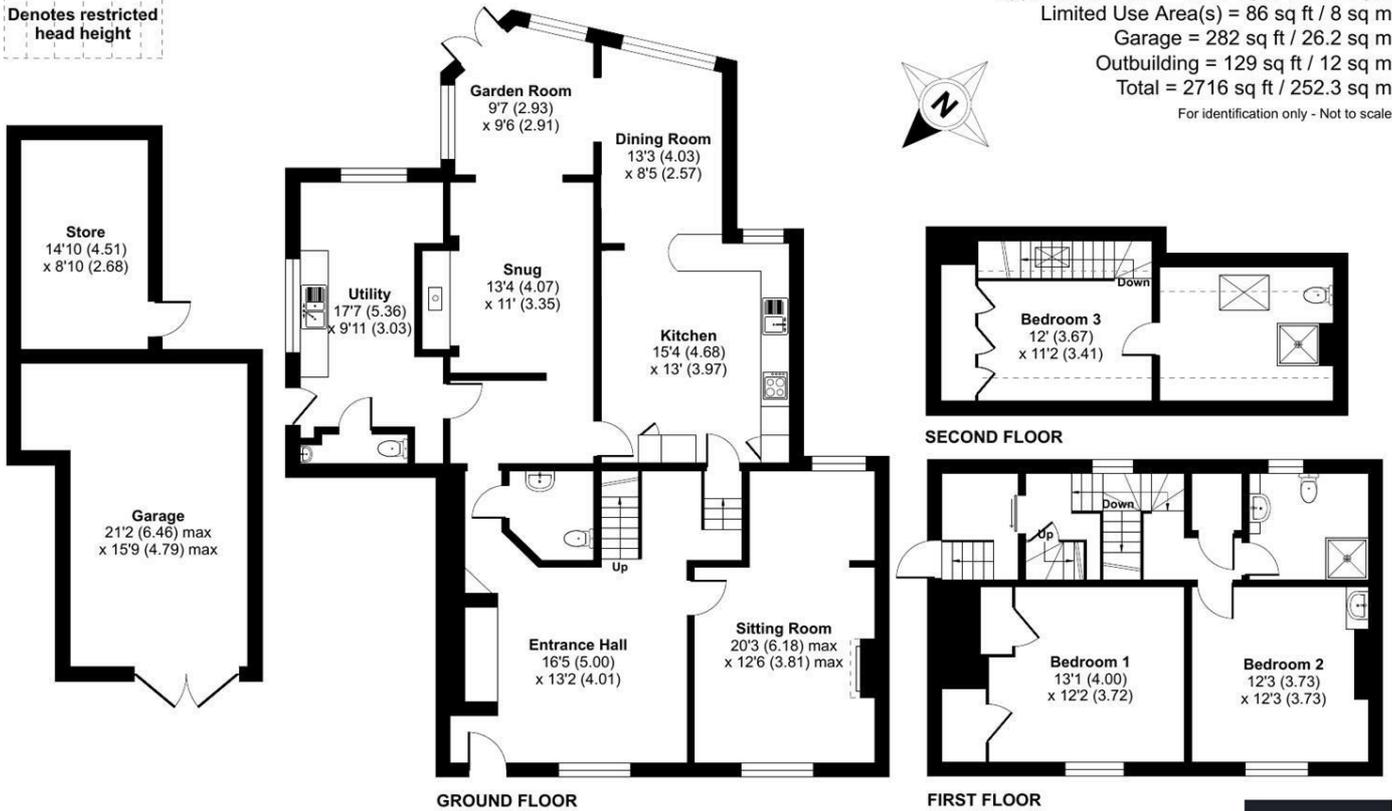
BRIEF DESCRIPTION

Halls are delighted to be instructed to sell The Old Smithy by private treaty.

The Old Smithy is a spacious family home located in the heart of the village and is also in a conservation area. The property briefly comprises spacious reception hall with feature inglenook fireplace, stone flooring and windows to the front. There is an inner hall with quarry tiled floor and exposed beam. Off the hall is the cloakroom with white suite comprising W.C and wash hand basin. The property has a number of reception rooms. The living room has exposed beams, timbers and feature fire place. There are also windows to the front and rear. There is a sitting room with feature fire place and log burner, garden room with windows and door over looking the landscaped gardens. The property has a large breakfast kitchen with range of cupboards, work tops, gas hob and electric double oven. It has a tiled floor, window to the side and an open doorway through to the dining area which also links into the garden room. There is a large utility / laundry room with quarry tiled floor, work tops, drainer sink unit, door to outside and windows overlooking the gardens.



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2026. Produced for Halls. REF: 1389246



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



Stairs ascend from the reception hall to the first floor landing where there is a window to the rear. There are two double bedrooms to the front and a large shower room to the rear. Off the landing is a door and stair case that leads to the third bedroom with sky lights and door to the en-suite shower room. The property has central heating and partial double glazing.

OUTSIDE AND GARDENS

The property is located on Whitchurch Road and has parking in front of the garage door and on street. There are double doors that lead into the original smithy which is now being used as a garage / store. It has power and lighting and sliding doors through to the gardens. There is a large brick built garden store shed with power and lighting. Adjacent to this is a greenhouse.

The gardens comprise York stone paving, covered seating area, lawns and flower borders. There is an archway leading through to a further garden area with lawns, flower borders and timber framed summer house.

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 for about 1/2 of a mile and The Old Smithy is located on the left hand side marked by the Halls for sale sign.

WHAT 3 WORDS

///sheets.expel.sailed

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.

SCHOOLING

Within the village there is a local primary / junior school and there is a secondary school in Penley and in Wrexham. There are also a number of well renowned public schools in the area.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH172020012026



COUNCIL TAX - WREXHAM

The property is in Council Tax Band F For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham.

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 however if the buyers do not buy both properties then there will be a flying freehold although purchasers must make their own enquiries via their solicitor.

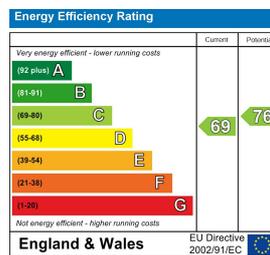
The Old Smithy Whitchurch Road, Bangor On Dee, Wrexham, LL13 0AY



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



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.