



22 FRIARS COURT

BANGOR-ON-DEE | WREXHAM | LL13 0AT



Occupying a desirable position at the head of a peaceful cul-de-sac within the sought-after Friars Court development, this superb four-bedroom detached family home is offered in immaculate condition throughout. Finished to an exceptional standard, the property provides spacious, well-appointed accommodation, perfectly suited to modern family living.

Fixed Asking Price £325,000



- Spacious Detached Family Home
- Located at the end of a Cul - de Sac
- Close to the centre of the Village
- Ample Car Parking, Attractive Gardens
- Hall, Lounge, Kitchen/ Diner
- Four Bedrooms & Two Bathrooms

LOCATON

Bangor-on-Dee is a highly regarded and picturesque village situated on the banks of the River Dee, approximately 5 miles from Wrexham and within easy reach of the Cheshire and Shropshire borders. The village has a particularly attractive rural character, with a mixture of traditional properties, period cottages and attractive modern homes set amongst the surrounding countryside.

The village offers a good range of everyday amenities including a village shop, public house and places to eat, together with a well-regarded primary school and active community. The surrounding area provides excellent opportunities for walking, cycling and enjoying the open countryside, with the River Dee and its floodplain providing a particularly attractive setting.

Bangor-on-Dee is perhaps best known for its long association with horse racing, with the historic Bangor-on-Dee Racecourse providing a popular venue for National Hunt racing and a major attraction for the area. The racecourse and surrounding farmland contribute significantly to the village's distinctive rural atmosphere.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 22 Friars Court by private treaty.

The accommodation is entered via an entrance hall, providing access into the principal living areas. The generous living room offers a bright and comfortable space for everyday living, with an opening leading through to the impressive open-plan breakfast kitchen, which forms the heart of the home.

The kitchen is fitted with an extensive range of contemporary wall and base units, complemented by ample worktop space and providing room for all the usual household appliances. Integrated appliances include a fridge/freezer, dishwasher, electric oven, hob and microwave oven. Windows overlook the gardens, while a door provides access to a useful understairs storage cupboard.

An opening leads through from the kitchen into the family room, creating a particularly sociable and versatile area ideal for both family life and entertaining. Double doors open directly onto the gardens, allowing the outside space to become a natural extension of the living accommodation.

Also accessed from this area is a useful shower room/laundry room, providing practical facilities for everyday family living.

To the first floor, the property offers four well-proportioned bedrooms together with a stylish family bathroom.



OUTSIDE & GAERDENS

The property is located at the end of the cul de sac of Friars Court and has a large drive suitable for many cars. There is an electric roller shutter door that opens into a very useful store room. There is a covered area to the front that leads down the side of the house and has inset spotlights. There is a gate that leads into the rear garden.

The beautifully landscaped rear garden, creating a seamless connection between the indoor and outdoor living spaces. The enclosed garden has been thoughtfully designed for ease of maintenance and year-round enjoyment, featuring artificial lawns, well-stocked flower borders, and a superb covered seating area, with additional fire pit area and is ideal for outdoor dining and relaxation. There are also external power sockets to the front and rear of the property.

Further benefits include gas-fired central heating, double-glazed windows throughout and large drive for many cars.

DIRECTIONS

From the centre of Bangor on Dee drive out on Station Road heading towards Malpas. After about 200 metres turn left into Abbots Way. Follow Abbots Way round and then into Friars Court and the property is located at the end of the cul de sac on the right hand side and is marked by the Halls sign.

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 £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.

COUNCIL TAX - WREXHAM

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

SERVICES - ALL

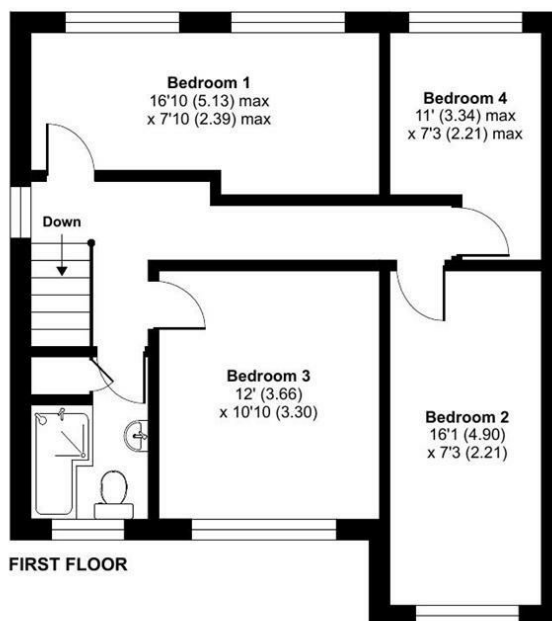
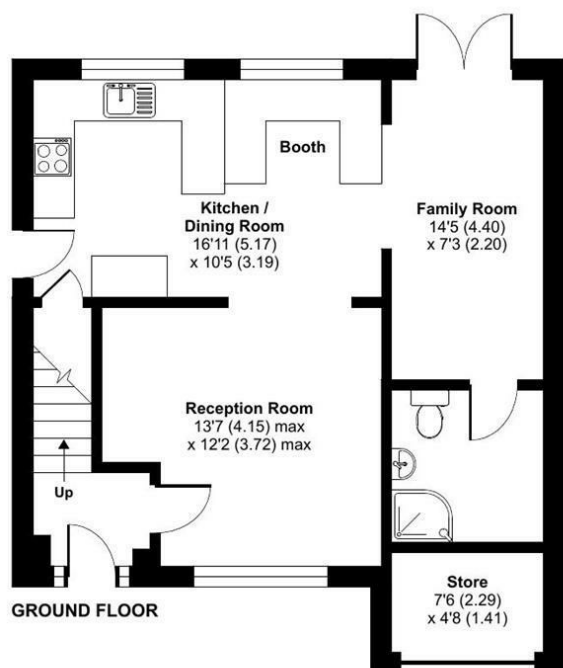
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

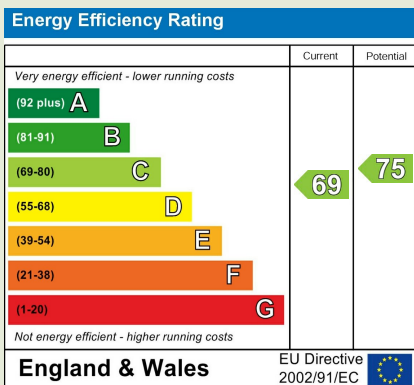
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



Approximate Area = 1180 sq ft / 109.6 sq m
Store = 35 sq ft / 3.3 sq m
Total = 1215 sq ft / 112.9 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). © nñcheom 2026. Produced for Halls. REF: 1515289



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

☎ 01948 663230 ✉ whitchurch@halls.gb.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.