

Town & Country

Estate & Letting Agents

Whitchurch Road, Wrexham

£475,000



A rare opportunity to acquire a characterful home with commercial and rental potential, combining a traditional residence, a shop, and a self-contained apartment – all included.

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DESCRIPTION

The Old Smithy is a rare and versatile property combining a characterful main residence with exposed beams, inglenook fireplaces, dual-aspect living room, kitchen with dining area and orangery, sitting room with multi-fuel burner, and utility; a first floor with two bedrooms, shower room, and loft bedroom with ensuite (pre-Building Regulations conversion); a private self-contained apartment with living room, kitchen, two bedrooms, and shower room; and a shop. laminate flooring, power, and lighting. Externally, the property features a block-paved front forecourt and a rear garden with a covered former foundry, outbuilding, storage/seating area, paved patio, ornamental pond, pergola, lawn, mature plants, shrubs, trees, and summerhouse – offering an exceptional combination of residential, commercial, and rental potential in a highly desirable location.



LOCATION

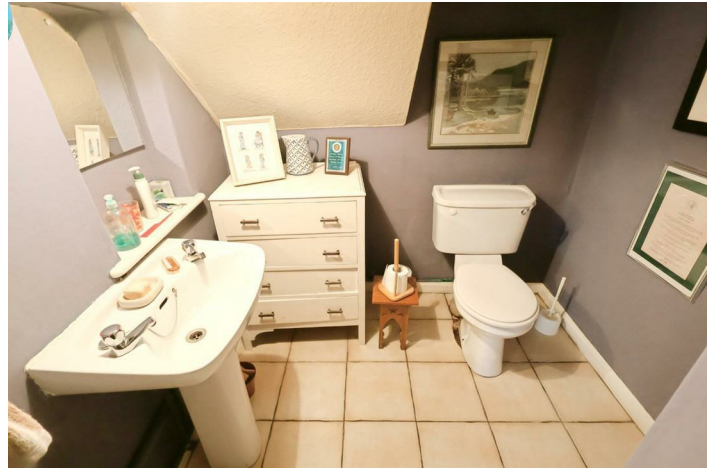
The Old Smithy, Whitchurch Road, Bangor-On-Dee set in a sought-after village location, offering a peaceful rural setting while still within easy reach of Wrexham town centre, local amenities, and excellent road links for commuting.



ENTRANCE HALL

15'3 x 12'8

Accessed via a glazed timber panel front door, the hall features stone-flagged flooring, exposed beams, and a feature inglenook fireplace in exposed brick. Stairs lead to the first floor, with a radiator and door to the cloakroom WC.



CLOAKROOM WC

5'9 x 4'6

Fitted with a low-level WC, pedestal wash basin, ceramic tile flooring, and extractor fan.



LIVING ROOM

20 x 12'2

Double-aspect with secondary glazed front window and rear UPVC window, exposed beams throughout, cast-iron fireplace set in exposed brick, and fitted shelving.



SNUG



KITCHEN

15'4 x 13'3

Woodgrain-effect wall, base, and drawer units with matching work surfaces and a 1½ bowl sink with mixer tap and tiled splashbacks. Integrated appliances include gas hob with extractor, double oven, and fridge/freezer. Space and plumbing for dishwasher. Ceramic tile flooring throughout. Archway to dining room and door to inner hall.



DINING ROOM

12'8 x 8

With wood-effect ceramic tile flooring, radiator, UPVC rear window, and archway leading to the orangery.

ORANGERY

9'10 x 9'8

Wood-effect tile flooring, windows and French doors overlooking the rear garden, and archway to sitting room.

SITTING ROOM

13'5 x 10'6

White exposed beams, feature inglenook fireplace with cast-iron multi-fuel burner, and radiator.



UTILITY ROOM

17'2 x 10

Quarry tile flooring, fitted base units with 2½ bowl stainless steel sink, space for washing machine and dryer, wall-mounted Valiant gas boiler, UPVC rear window, side window, and back door.

FIRST FLOOR LANDING

With rear window, loft access, doors to shower room and two bedrooms.



WALK IN STORE CUPBOARD

6'9 x 5'2

walk-in store cupboard off first floor landing



BEDROOM ONE

12'8 x 12'3

Exposed beam, cast-iron fireplace, two built-in wardrobes, secondary front window, radiator.



LOFT BEDROOM

11'7 x 10'8 (max)

Vaulted ceiling, fitted cupboards, skylight to rear, door to ensuite.



BEDROOM TWO

11'6 x 10'3

Pedestal wash basin, cast-iron fireplace, secondary front window, radiator, exposed beam.



LOFT BEDROOM ENSUITE

10'8 x 9'5 (max)

Skylight, shower enclosure with thermostatic shower, dual-flush WC, pedestal basin. Note: Loft conversion pre-dates building regulations.

APARTMENT (SELF CONTAINED)

ENTRANCE HALL

Glazed timber door, quarry tile flooring, stairs to landing, doors to kitchen, shower room, living room, and two bedrooms.



SHOWER ROOM

6'5 x 4'9

Oversized shower, pedestal basin, dual-flush WC, opaque rear window.



LIVING ROOM

14'3 x 11

Secondary glazed front window, radiator.



BEDROOM TWO

8'8 x 8'8 (max)

Rear UPVC window.



KITCHEN

12 x 5'5

Woodgrain-effect units, stainless steel sink, integrated double oven and hob, space for washing machine.



SHOWER ROOM

7'9 x 6'9

Oversized shower enclosure with thermostatic shower, low-level WC, vanity basin, partially tiled walls, exposed beams, radiator, opaque rear window.

SHOP

19'8 x 14

Woodgrain-effect laminate flooring, rear access door, power and lighting.



BEDROOM ONE

11'3 x 12

Secondary glazed front window, radiator.



EXTERNALLY

The front has a low brick wall, block-paved forecourt, flowerbeds. To rear a covered former foundry (15'0" x 20'9"), outbuilding (14'4" x 8'6") with power and light, covered storage/seating area, paved patio, ornamental brick pond with water feature, pergola, lawned garden with plants, shrubs, trees, and summerhouse.



DRONE PHOTOGRAPHY



Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	76
		EU Directive 2002/91/EC	