

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £40,000

10 Rock Place, Cefn Mawr,
Wrexham LL14 3DE

🏠 2 Bedrooms

🚿 1 Bathroom

10 Rock Place, Cefn Mawr, Wrexham LL14 3DE



General Remarks

For sale by Public Auction at 2.00 pm on 5th December 2024 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

Occupying a sloping plot extending to approximately 897 square metres (approximately 0.2 acres) and enjoying outlooks over Cefn Mawr, this detached stone-built bungalow offers terrific potential for a complete, back to stone refurbishment. The property is double glazed and currently has two bedrooms, a living room, kitchen and a bathroom. There is parking to the side and there is a former outside WC.

Constructed: The property is constructed with external sandstone elevations beneath a pitched roof, which is covered with asbestos sheets. There is a flat roofed extension to the rear.

Accommodation

Entrance Porch: 5' 7" x 2' 11" (1.70m x 0.89m)
Approached through a PVCu double glazed Georgian-style door. Quarry tiled floor. Inner door to:

Dining Kitchen: 13' 10" x 8' 2" (4.22m x 2.50m) maximum. Fitted with laminate beech-effect fronted units comprising stainless steel single drainer sink unit set into base storage cupboards with matching suspended wall cabinets. Recessed shelving. Space with plumbing for automatic washing machine. Space for front-opening refrigerator and freezer. Wine-rack. Space for cooker. Double glazed window. Radiator.

Living Room: 13' 9" x 12' 9" (4.19m x 3.89m) Fitted fire surround with marble-effect insert and hearth having inset living flame-effect gas fire. Two double glazed windows. Television aerial point. Radiator.

Bedroom 1: 12' 6" x 8' 10" (3.81m x 2.70m) Double glazed window.

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Bedroom 2: 13' 9" x 4' 2" (4.19m x 1.26m) Double glazed window. Radiator.

Rear Lobby: 7' 0" x 3' 3" (2.13m x 0.98m) Double glazed external door.

Shower Room: 6' 7" x 6' 5" (2.01m x 1.96m) Fitted with a three piece suite comprising a close flush w.c., pedestal wash hand basin and shower tray. Double glazed window. Part tiling to walls.

Outside: The property occupies an irregular-shaped plot - see attached plan. The property is approached from the highway to a private drive, over which there is a further right of way in favour of the dwelling next-

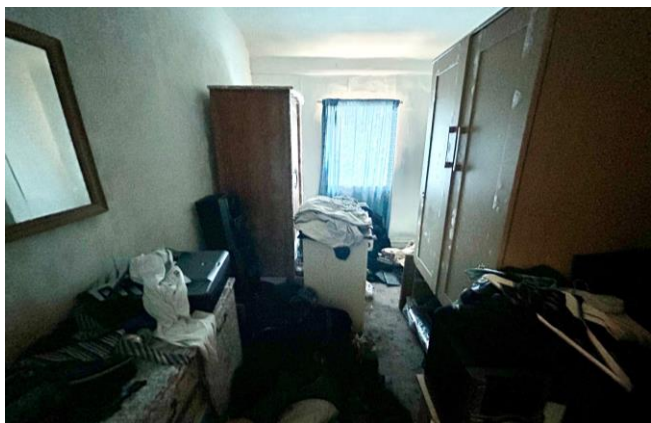
door. The gardens are presently uncultivated. To the side elevation there is Off-Road Parking together with a Former WC

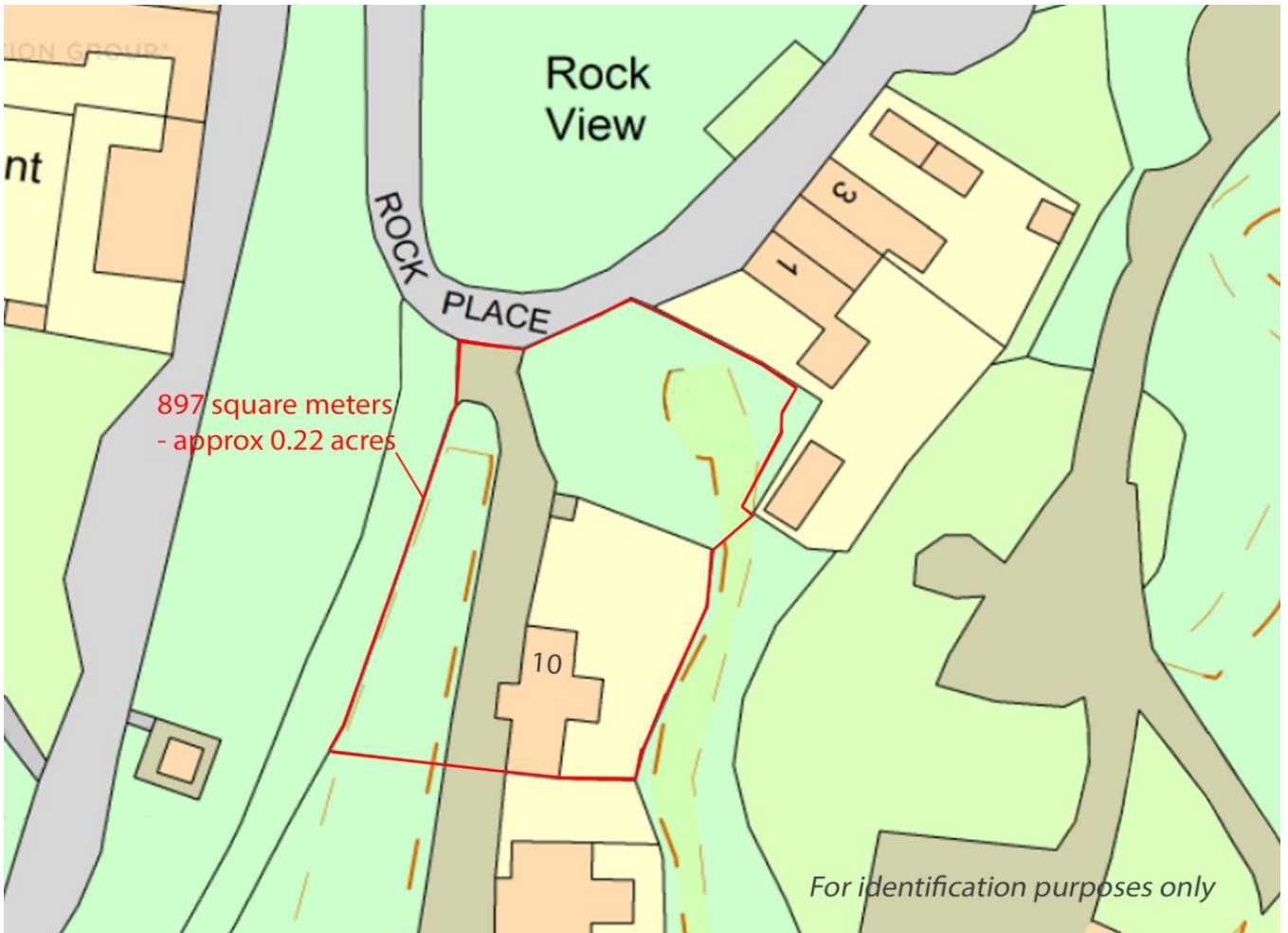
Services: Mains water, gas, electricity and foul drainage are connected to the property subject to statutory regulations. There is currently no gas meter at the property.

Tenure: Freehold. Full Vacant Possession available upon Completion.

EPC: EPC Rating – 29|F.

Council Tax Band: The property is valued in Band "B".





Method of Sale: The property will be offered for sale by Public Auction on Thursday the 5th December 2024 at the Lion Quays Hotel, Oswestry. The sale will commence at approximately 2.00 pm.

Buyer's Premium: Upon the fall of the hammer, the purchaser will be responsible for the Buyer's Premium of £2,500 inclusive of VAT together with an Auctioneer's admin fee of £300.00 inclusive of VAT.

Legal Pack: A legal pack containing contract, epitome etc. will be available from the Agents Offices by no later than approximately two weeks prior to the sale date.

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry taking the exit signposted Llangollen. Continue ahead across the roundabouts in the direction of Acrefair. After passing through Plas Madoc into Acrefair, take the left-hand turning onto King Street (by The Eagles Inn Public House). Continue and take the left-hand fork onto High Street. Continue past the right-hand turning for Russell Street to the next intersection at which bear to the right, which is a continuation of High Street. Just before the row of stone houses on the right, bear left onto the single lane track (Rock Place). As the road starts to bend to the left, take the right-hand turning onto the private roadway that leads to the property.

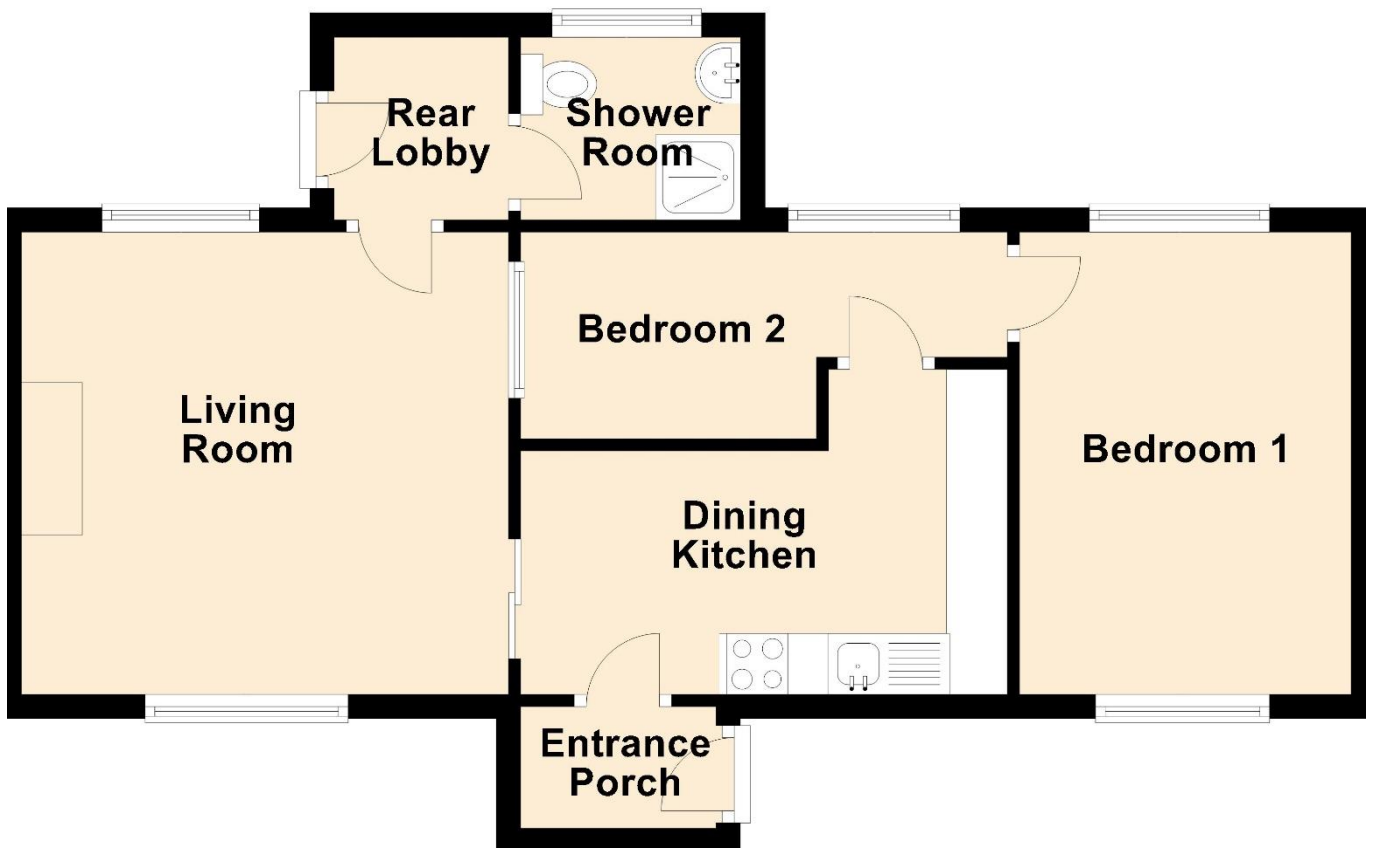


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Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.