

**Bryn Golygfa, Ruthin Road, Wrexham, LL11
5UT**

Grow
SALES + LETTINGS

Starting Bid £170,000

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Delightful detached property
- 3 bedrooms
- Beautiful garden to the rear
- Early viewing advised
- Energy Rating - F



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

A superb opportunity to purchase this delightful three-bedroom detached family residence situated in the popular village of Bwlchwyn.

This well presented home briefly comprises of an entrance hallway, cloakroom, open plan lounge/diner and kitchen. On the first floor there are 3 bedrooms and a family bathroom.

To the front of the property there is off-road parking and a garage whilst to the rear of the property there is an easy to maintain private garden perfect for outdoor entertaining. This property would make a wonderful family home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale.



Grow Property North Wales

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Entrance Hallway

With fitted carpet, storage heaters.

Cloakroom

With, w/c and sink and fitted carpet.

Lounge 11' 10" x 17' 11" max (3.60m x 5.46m)

Open plan to the dining room this bright and spacious room is fitted with carpet, power points, storage heater, 2 x double glazed windows, electric fire with marble hearth and oak surround. Staircase leading to the first floor.

Dining Area 8' 7" x 9' 11" (2.61m x 3.02m)

The dining room area is the perfect room to relax and enjoy a meal. With fitted carpet, storage heater, power points and double glazed window.

Kitchen 10' 0" x 9' 0" (3.05m x 2.74m)

Fitted with a range of wall, base units and worktops. Additionally there are power points, stainless steel sink with drainer, mixer tap and splash back, electric oven & hob, extractor hood, plumbing for washing machine, space for fridge/freezer and external door leading to the garden.

Landing

With fitted carpet, storage heater, smoke alarm, storage cupboard housing the water tank and loft access.

Bedroom 1 9' 7" x 13' 3" (2.92m x 4.04m)

Double bedroom with a double glazed window, power points, storage heater and fitted carpet.

Bedroom 2 8' 11" x 10' 0" (2.72m x 3.05m)

Double bedroom with a double glazed window, power points, storage heater and fitted carpet.

Bedroom 3 8' 1" x 7' 9" (2.46m x 2.36m)

Single bedroom with a double glazed window, power points, storage cupboard and fitted carpet.

Family Bathroom 5' 5" x 7' 8" (1.65m x 2.34m)

Fitted with a three piece cream suite comprising of a low level w.c, wash hand basin, paneled bath with Triton electric shower, fully tiled walls, fitted carpet, frosted double glazed window and wall mounted electric heater.

Exterior

To the front of the property there are lovely shrubs and plants and a driveway providing off-road parking which leads to the garage which has power and lighting. The rear garden is beautiful, private and enclosed, perfect for outdoor entertaining. Additionally there is a greenhouse.

Location

Bwlchgwyn is a village in Wrexham County Borough, Wales, on the A525 road, 5 miles west of the city of Wrexham and 10 miles south-east of the town of Ruthin. Within an elevated setting enjoying panoramic views, good road links from the A483 bypass, and the nearby village of Coedpoeth offers a convenient range of local amenities, shopping facilities, doctors, dentist and primary school.

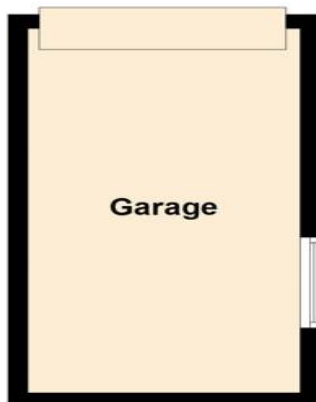
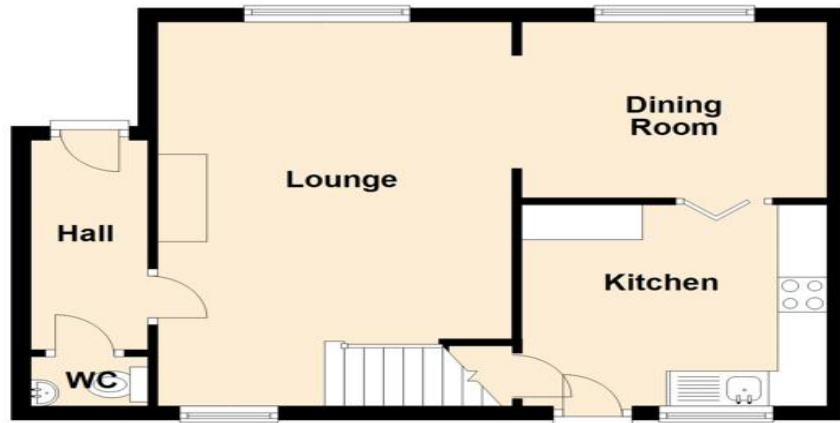
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

FLOORPLANS

Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)

