

# Plas Isaf, Rhosymedre, Wrexham, LL14 3EN

**GUIDE PRICE £85,000**

**Grow**  
SALES + LETTINGS

- For Sale Via Auction
- Renovation Project
- Spacious Family Home
- 3 Bedrooms
- 19ft Lounge/Diner
- Front and Rear Gardens
- Chain Free
- Quiet Cul de Sac Location



BEING SOLD VIA SECURE SALES ONLINE BIDDING, TERMS AND CONDITIONS APPLY, STARTING BID £120,000

A spacious 3 bedroom semi detached house set in a quiet cul de sac, in need of renovation throughout the property is for sale via auction.

A perfect renovation project, buy to let investment, first home or family home it offers front and rear gardens, 2 double bedrooms and a larger than average 3rd bedroom, bathroom with separate WC a 19ft lounge/diner and kitchen, plus a coal store and utility. Offered for sale CHAIN FREE



Grow Property North Wales

Phone: 01978 352248, Email: [sales@growproperty.co.uk](mailto:sales@growproperty.co.uk)

[www.growproperty.co.uk](http://www.growproperty.co.uk)





### Front

Set back from the road and accessed via a timber gate the front garden is laid to lawn with established hedges and shrubs. Access to the rear garden via a timber gate. Pathway leading to a PVC door opening to the hallway

### Hallway

Stairs to the first floor, door to lounge/diner

### Lounge/Diner 19' 4" x 12' 3" (5.89m x 3.73m)

Double glazed windows to front and rear, two wall mounted radiators, door to kitchen



### Kitchen 9' 4" x 9' 3" (2.84m x 2.82m)

A range of wall, drawer and base units, worktop with stainless steel sink unit, space for fridge and freezer, double glazed window to the rear garden, door to rear

### First Floor Landing

Access to roof space, doors to bedrooms, bathroom and separate toilet

### Bedroom One 12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to the front, wall mounted radiator

### Bedroom Two 9' 9" x 12' 4" (2.97m x 3.76m)

Double glazed window to the rear, wall mounted radiator, built in storage cupboard



### Bedroom Three 12' 2" x 6' 1" (3.71m x 1.85m)

Double glazed window to the front, wall mounted radiator

### Toilet

Obscure Double glazed window to the rear, high level WC

### Bathroom 7' 3" x 4' 7" (2.21m x 1.40m)

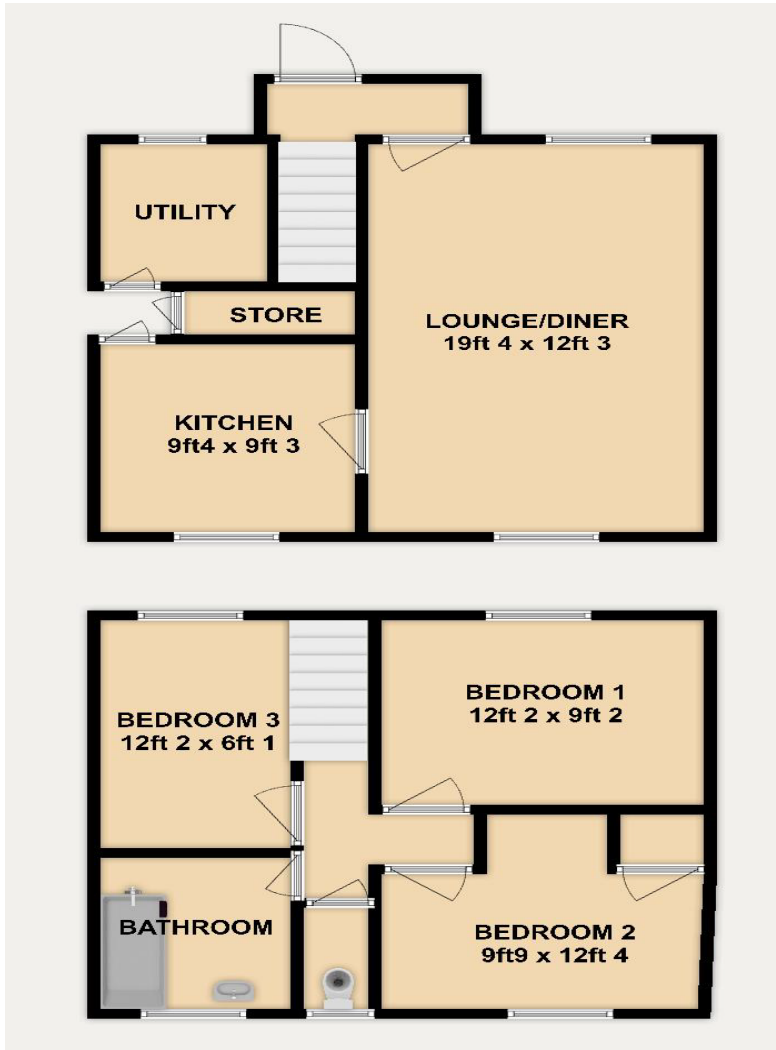
A suite comprising a panelled bath with electric power plumbed in over and wash hand basin, wall mounted radiator, obscure double glazed window to the rear

### Rear Garden

Access to a large coal shed and an utility room with plumbing for washing machine and space for tumble dryer. The rear garden has timber fencing surround, patio area and a lawned area with established hedges and shrubs, storage shed. Access to the front via a timber gate



## FLOORPLANS



### 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.