

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price: £80,000 to £100,000

Flat 3A, Station Avenue, Chirk. LL14 5LS

🛏 2 Bedrooms

🚿 1 Bathroom



# Flat 3A, Station Avenue, Chirk. LL14 5LS



## General Remarks

For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. A rare opportunity to purchase a spacious 2 bedroom, first floor leasehold apartment situated in a central location within the historic border town of Chirk and in easy walking distance of shops and other amenities, including a mainline railway station. The spacious living accommodation includes Hallway, Kitchen, Lounge, 2 bedrooms and a large Shower Room. Externally the property benefits from an off road parking space to the rear.

**Location:** The property is situated close to the centre of Chirk with views over the towns park to the fore. The town itself contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools and a Doctors Surgery. Easy access onto the A5 and A483 provides links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station providing services to Birmingham and Manchester.



## Accommodation:

The property itself is constructed of partly rendered brick under a pitched tiled roof. Originally built approx 1895, the block numbered 1-4 Station Avenue were shops on the ground floor a flat above for the family, top floor being sleeping accommodation. The access door is to the rear of the property and leads into a:

**Entrance Porch:** With Glazed door into:

**Ground Floor Entrance Hall:** 14' 4" x 4' 9" (4.37m x 1.45m) Smoke alarm and stairs off to:

**First Floor Landing:** 11' 8" x 7' 0" (3.56m x 2.13m) Smoke alarm, doors off to living accommodation and access hatch to loft space which briefly comprises the following:

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

**Loft Space:** The property was built in approximately 1895 as a two storey apartment above shop premises, for the shopkeeper's family to live in. The top storey had two bedrooms with a staircase leading from the first floor with a proper wood floor. In the late 1960s the property changed use to a dentist's. The dentist removed the second staircase (which is still up there) and only used the top floor for adjusting false teeth and the like via a trapdoor and folding ladder. Following this there was a period of use as a solicitors' office. In 1993 the flat reverted to residential use but the second floor was not used until the early 2000s when a tenant boarded the side walls

of it and used one room. There is a great opportunity to complete the reinstatement of the original layout of this floor to make it a three or four bedroom flat.

**Kitchen:** 7' 1" x 6' 6" (2.16m x 1.98m) Fitted base units with matching wall cupboards, worktop over and tiled surround. Stainless steel sink and drainer, electric water heater, space and plumbing for washing machine.

**Lounge:** 15' 10" x 14' 10" (4.82m x 4.52m) Storage heater.

**Bedroom 1:** 14' 10" x 13' 7" (4.51m x 4.15m)







**Bedroom 2:** 14' 4" x 10' 10" (4.38m x 3.29m plus 2.11 x 1.55)

**Shower Room:** 10' 7" x 6' 10" (3.22m x 2.09m) Fitted shower cubicle with electric shower and tiled surround. Low level flush WC, pedestal wash hand basin and large fitted storage cupboard.

**Parking:** The property benefits from the right to park 1 vehicle on the courtyard to the rear of the property.

**EPC Rating 23|F:**

**Council Tax Band A:**

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

**Method of Sale:** The property will be offered for sale by public auction on Thursday the 26th June 2025 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price

of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reserve Price:** The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Solicitors:** Joseph Property Law. St Davids Business Centre, New Road, Newtown, Powys. SY16 1RB. Tel: 01686 626145

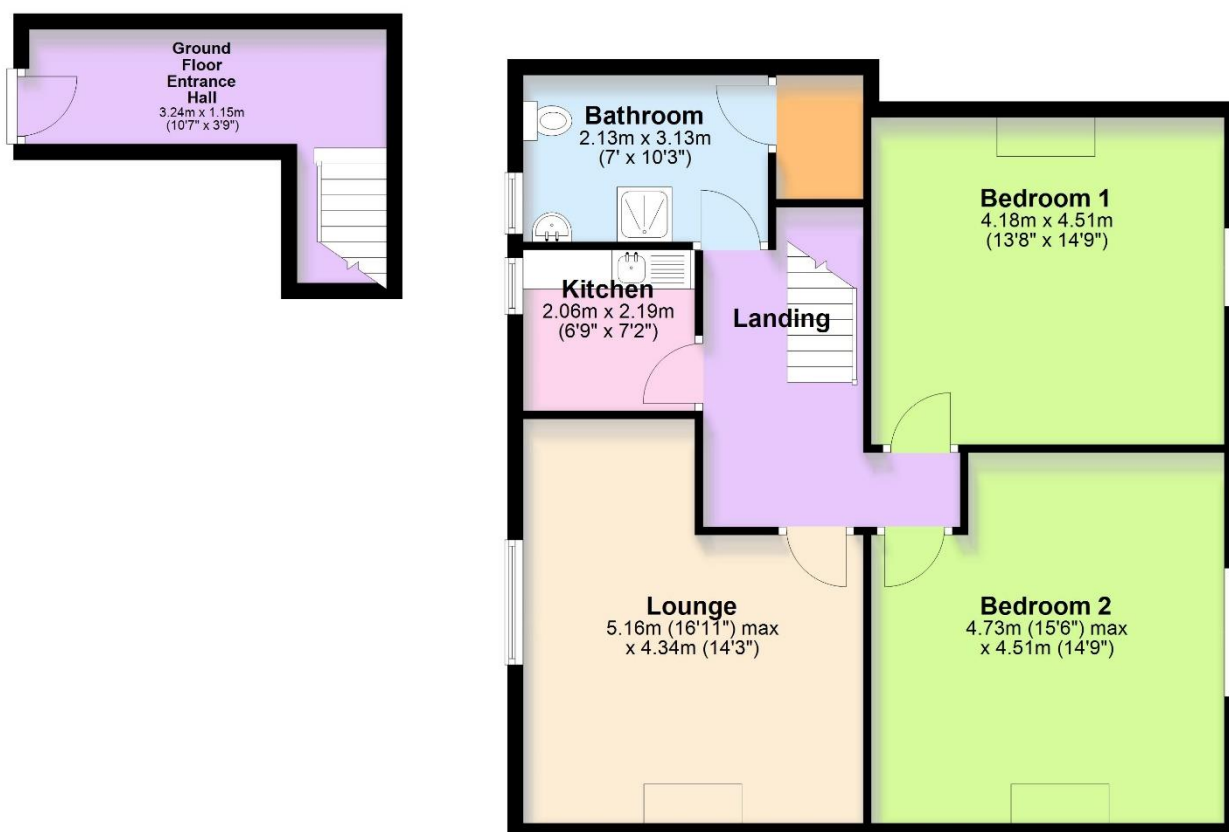
**Tenure:** The property is Leasehold with an initial term of 125 years, which commenced on the 5th January 1990, however we are informed that this term can be extended if required, as the vendor is the co-owner of the freehold. The current ground rent is £25 p.a. with the owners also responsible for a 1/6 contribution to the overall properties Building Insurance Premiums. For further details please contact the Selling Agents.

**Directions:** Proceed to the centre of Chirk before turning onto Station Avenue at the War Memorial, opposite the Hand Hotel. The property will be found on the left identified by the Agents Board.



## First Floor

Approx. 93.8 sq. metres (1010.0 sq. feet)



Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.  
Plan produced using PlanUp.

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