

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £80,000

3 Gorffwysfa, Windsor Road, New Broughton,
Wrexham LL11 6SP

🏠 2 Bedrooms

🚿 2 Bathrooms

3 Gorffwysfa, Windsor Road, New Broughton, Wrexham LL11 6SP



General Remarks

For sale by Public Auction at 2.00 pm on 26th September 2024 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

This traditional inter-terraced property is two storey when viewed from the front and three from the rear. It is fitted with PVCu double glazing and comprises a hall, two reception rooms and bathroom on the ground floor; two double bedrooms and a shower room upstairs, and a kitchen, cellar storeroom and w.c. on the lower ground floor. Front garden. Lawned rear garden about 40' deep leading to a brick built GARAGE beyond with rear access. All services connected. Potential for improvement.

Location: The property lies on the B5101 in the village of New Broughton which is conveniently positioned only two miles from Wrexham Centre and one mile from Croesnewydd Business Park, the Maelor Hospital and the nearest access onto the A483 which provides dual carriageway to Chester (11 miles). Village amenities include a popular Primary School, Village Stores and a regular bus service.

Traditionally Constructed of brick-faced external walls beneath a slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 14' 4" x 2' 11" (4.37m x 0.89m) to the foot of the staircase leading off. Herringbone patterned ceramic tiled floor. Approached through a PVCu panelled door with double glazed fan-light above.

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Front Reception Room: 12' 0" x 11' 1" (3.65m x 3.38m) Picture rail. PVCu framed double glazed window.

Rear Reception Room: 13' 0" x 12' 3" (3.96m x 3.73m) Reconstituted stone fireplace surround to an open grate. PVCu framed double glazed window.

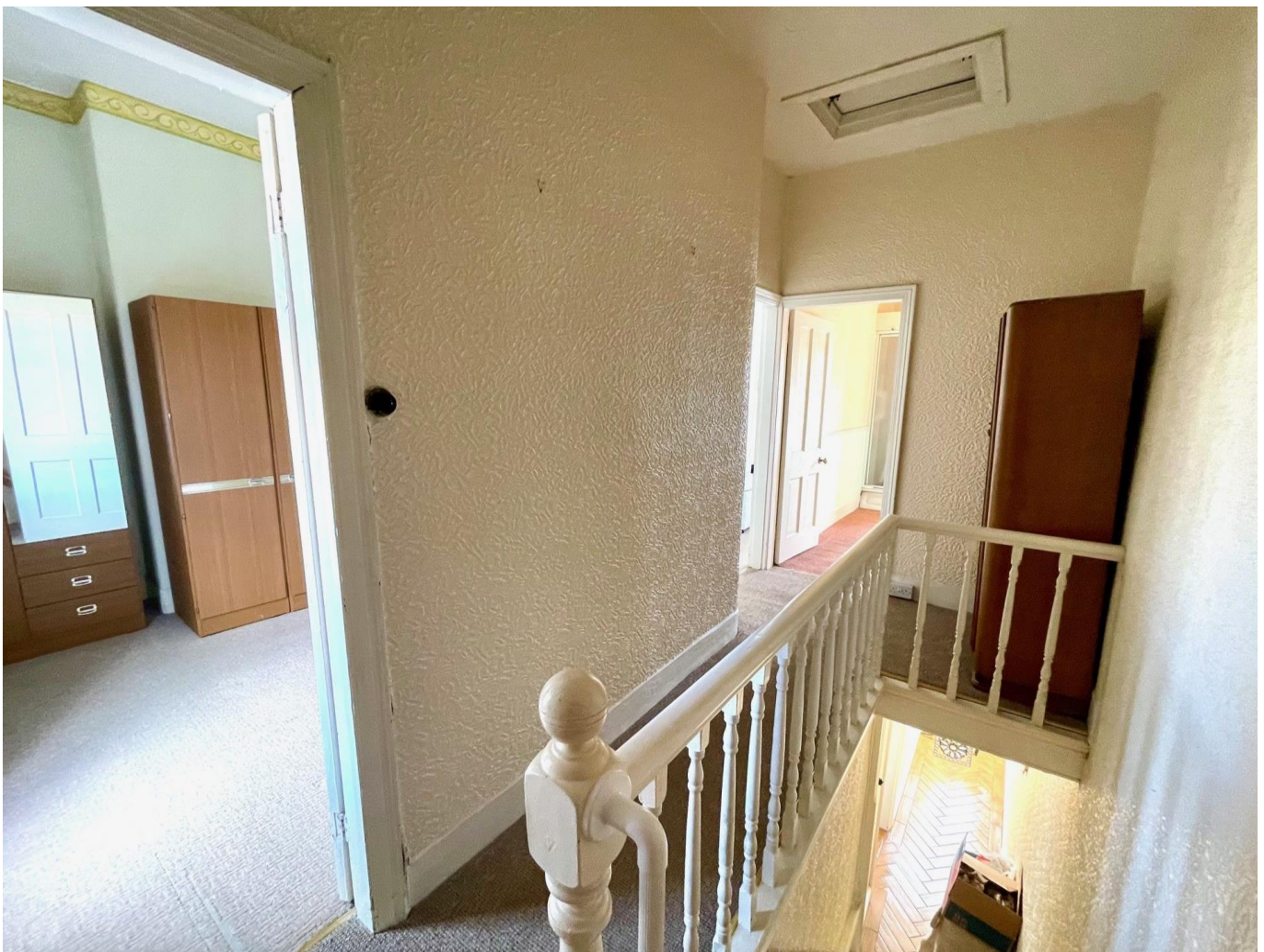
Bathroom: 5' 2" x 4' 0" (1.57m x 1.22m) Fitted with a two piece suite comprising a pedestal wash hand basin and panelled bath. Wall mounted "Main" instant heat gas water heater. Strip timber panelled ceiling. Tiled walls.

On The First Floor:

Landing: 13' 3" x 5' 0" (4.04m x 1.52m) average. Loft access-point.

Bedroom 1: 14' 2" x 7' 11" (4.31m x 2.41m) to the chimney breast. Fitted wardrobes to both alcoves. Wall mounted gas convector heater.

Bedroom 2: 10' 0" x 8' 9" (3.05m x 2.66m) Wall mounted gas convector heater.





Shower Room: 11' 3" x 5' 11" (3.43m x 1.80m)

Fitted three piece suite comprising a corner shower tray with electric shower, pedestal wash hand basin and "Saniflo" close coupled w.c. Strip timber panel ceiling.

On The Lower Ground Floor:

Kitchen: 14' 9" x 11' 7" (4.49m x 3.53m) Original cooker range. Single drainer sink unit. Range of base and wall cabinets. Ceramic tiled floor. Exposed beam ceiling.

Cellar Storeroom: 14' 9" x 10' 1" (4.49m x 3.07m)

Rear Hall: 5' 8" x 3' 3" (1.73m x 0.99m) Ceramic tiled floor. External door.

WC: Fitted with a low level white shaded suite.

Outside: Front garden area. Rear yard and lawned garden area approximately 40 feet in depth from the house leading to a detached brick-built Garage 19'6" x 9'8" externally (5.94m x 2.94m) fitted with electric power, double timber entrance doors, side personal door and a shallow Parking Area beyond.

Services: All mains services are connected subject to statutory regulations.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 43|E.

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

Method of Sale: The property will be offered by public auction on Thursday the 26th September 2024 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 in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable, please consult the legal pack.

Vendor's Solicitors: Messrs. Gittins McDonald, 12 Grosvenor Road, Wrexham, LL11 1SD (Ref: Ms Sian Fisher).

Tel: 01978 366665.

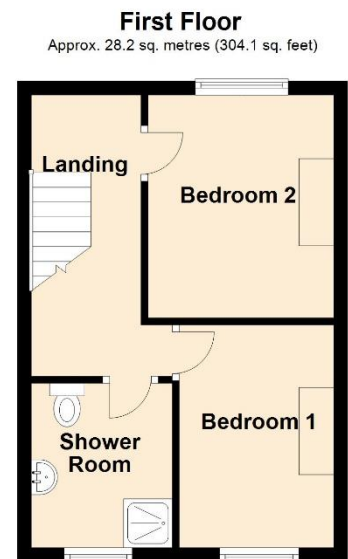
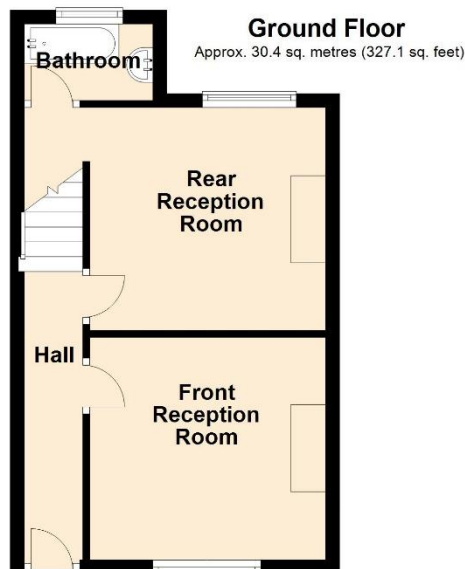
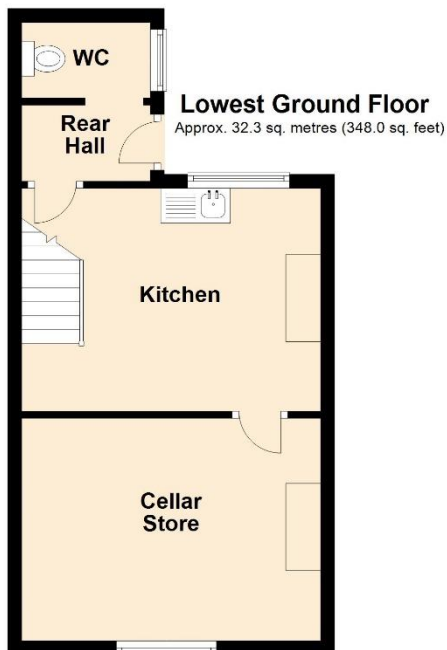
E: sf@gittins-mcdonald.co.uk.



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Directions: For satellite navigation use the post code LL11 6SP. Leave Wrexham on the Mold Road continuing to the roundabout by B & Q at which turn left signposted B5101 Brymbo. At the next mini-roundabout bear right beneath the flyover and then continue through the village of Caego, when the property will be observed on the right-hand side about fifty yards before the next roundabout.



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.