

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £60,000

10 Cynlas Street, Rhosllanerchrugog,
Wrexham LL14 1PU

🏠 2 Bedrooms

🚿 1 Bathroom

10 Cynlas Street, Rhosllanerchrugog, Wrexham LL14 1PU



General Remarks

For sale by public auction on the 26th September 2024 at 2.00 pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

A two double bedroom property with two reception rooms in need of internal modernisation, located in the heart of the village within walking distance of a wide range of local amenities. The property benefits from majority double glazing, a recently installed electrical consumer unit, and an enclosed rear garden. Internally the property briefly comprises an entrance hallway, living room, dining room, kitchen (not fitted), rear hallway, bathroom (not fitted), conservatory, landing, main bedroom, and a further double bedroom. EPC Rating - 43|E.

Location: Rhos is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of day to day amenities and a Health Centre.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden door to the front elevation.

Living Room: 11' 11" x 10' 3" (3.64m x 3.13m) PVCu double glazed window to the front elevation. Radiator.

Dining Room: 12' 6" x 8' 11" (3.81m x 2.72m) Window to the rear elevation. Radiator. Airing cupboard. Understairs storage cupboard.

Kitchen (Not fitted): 7' 11" x 6' 6" (2.41m x 1.97m) PVCu double glazed window to the side elevation. Plumbing for washing machine. Electric point for cooker.

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Rear Hallway: Wooden glazed door to the side elevation.

Bathroom (Not fitted): 7' 10" x 5' 2" (2.4m x 1.58m) PVCu double glazed window to the side elevation. Low level w.c. Radiator. Fully tiled walls.

Conservatory: 15' 5" x 4' 6" (4.71m x 1.36m) PVCu double glazed windows. PVCu double glazed window to the rear elevation. Tiled floor.

On The First Floor:

Landing: Attic hatch with drop down ladder.

Bedroom 1: 13' 5" x 12' 1" (4.1m x 3.68m) Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 2: PVCu double glazed window to the rear elevation. Radiator.

Viewings: By prior appointment with the Agents.

Method of Sale: The property will be offered for sale 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: Barry Ashton Solicitors, REF Barry Ashton. 21 Bridge St, Llangollen LL20 8PF. Tel: 01978861140

Directions: For satellite navigation purposes use the post code LL14 1PU. Leave the A483 city by-pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over mile to the first set of traffic lights at which turn right. Continue up Hill Street taking a right hand turning in to Stryt y Frenhines, and then the first left in to Cynlas Street and the property will be observed on the right hand side of the street.

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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.