

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £70,000

42 North Road, Ponciau,  
Wrexham LL14 1HB

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🏠 2 Bedrooms

🚿 1 Bathroom



# 42 North Road, Ponciau, Wrexham LL14 1HB

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## General Remarks

**For sale by public auction on the 26th June 2025 at 2.00 pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.**

Tucked away down a small lane leading off North Road, this two bedroom semi-detached house is in need of a full scheme of internal refurbishment and modernisation and has been priced accordingly. The property does have double glazed windows throughout, and there is a gas supply to the property but currently no central heating. Internally the property briefly comprises an entrance porch, hallway, living room, kitchen/diner, side porch, landing, main bedroom, further bedroom and a bathroom.



## Accommodation

### On The Ground Floor:

**Entrance Porch:** 5' 9" x 1' 8" (1.75m x 0.51m) PVCu double glazed door to the front elevation. PVCu double glazed windows to the front and side elevations. Tiled floor.

### Hallway:

**Living Room:** 14' 1" x 11' 4" (4.29m x 3.45m) including bay. PVCu double glazed bay window to the front elevation. Gas fire with tiled surround. Picture rail.

**Kitchen Diner:** 13' 1" x 8' 2" (3.99m x 2.49m) PVCu double glazed window to the rear elevation. Sink and double drainer unit. Tiled floor. Understairs storage cupboard.

**Side Porch:** 8' 9" x 2' 9" (2.67m x 0.84m) Wood glazed doors to the front and rear elevations. PVCu double glazed window to the side elevation.

### On The First Floor:

**Landing:** PVC double glazed window to the side elevation. Attic hatch.



**Bedroom 1:** 11' 8" x 11' 3" (3.56m x 3.43m) PVCu double glazed window to the front elevation. Exposed wooden floorboards. Storage cupboard.

**Bedroom 2:** 8' 3" x 7' 0" (2.51m x 2.13m) PVCu double glazed window to the rear elevation. Exposed wooden floorboards.

**Bathroom:** PVCu double glazed window to the rear elevation. Three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Exposed wooden floorboards. Wall tiling.

**Outside:** Externally there is Off-Road Parking to the front of the property together with a brick outbuilding.

**Services:** All mains services are connected subject to statutory regulations. There is a current gas supply to the property but no central heating.

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

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 51|E.





**Council Tax Band:** The property is valued in Band "B".

**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.

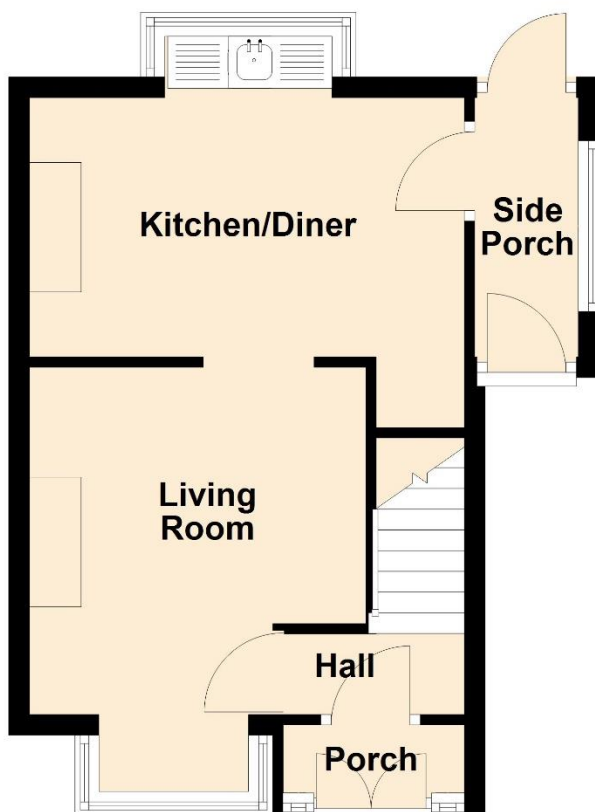
**Buyer's Premium:** Please note that the buyers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,600 inclusive of VAT. For further details on fees, please consult the legal pack.

**Vendors Solicitor:** GHP Legal, 26-30 Grosvenor Road Wrexham LL11 1BU (Ref: Mr Michael Ogden). Tel: 01978 291456.

**Directions:** For satellite navigation purposes use the post code LL14 1HB. Leave the A483 city by pass at junction 3 by Starbucks. At the exit roundabout take the third exit in the direction of Johnstown. Proceed for approximately one mile until eventually turning right into Fennant Road directly opposite the village sign for Johnstown on the left. Continue through open ground for a distance of approximately half a mile until eventually taking the third turning right into Oak Road. Continue to the T junction at which turn left onto North Road. The access lane for No. 42 is on the right-hand side of the road just after the turning for Park Road.

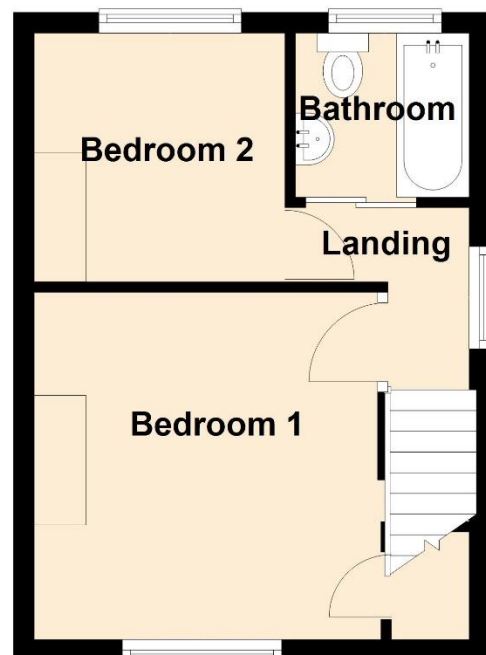
## Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



## First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



**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.