

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £120,000

Meadow View, Smithy Lane, Pentre Bychan,
Wrexham LL14 4EN

🏠 2 Bedrooms

🚿 1 Bathroom

Meadow View, Smithy Lane, Pentre Bychan, Wrexham LL14 4EN



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.

An extended two/three bedroom semi-detached bungalow located within the conveniently situated village of Pentre Bychan. "Meadow View" is in need of a full scheme of internal refurbishment and modernisation. The property is double glazed throughout and has parking to the front. To the rear there is a garden which is mainly laid to lawn and is not overlooked.

Accommodation

Entrance Hallway: Part PVCu entrance door. Picture rail. Three ceiling light fittings. Radiator. Exposed floorboards.

Lounge: 12' 0" x 11' 10" (3.66m x 3.61m) Double glazed window into bay. Picture rail. Exposed floorboards. Ceiling light fitting. Radiator. Power points. Feature fireplace with tiled hearth and tiled insert.

Bedroom 1: 11' 11" x 11' 11" (3.64m x 3.62m) Double glazed window. Exposed floorboards. Radiator. Power points. Picture rail. Ceiling light fitting.

Bedroom 2: 12' 1" x 10' 0" (3.68m x 3.04m) Double glazed window. Exposed floorboards. Radiator. Power points. Picture rail. Ceiling light fitting.

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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.

Bathroom: 11' 11" x 4' 4" (3.63m x 1.32m)

Comprising a three piece suite to comprise low level w.c., pedestal wash hand basin and a panelled bath with a "Triton Cara" electric shower over. Frosted double glazed window. Radiator. Ceiling light fitting. Loft hatch. Part tiled walls. Non-slip flooring.

Living Room: 16' 7" x 11' 3" (5.06m x 3.43m)

Laminate wood flooring. Double glazed window. Radiator. Power points. Two ceiling light fittings. Cupboard housing the electric consumer unit. Built-in storage cupboard. Picture rail. Feature original oven with a tiled hearth.

Kitchen: 12' 7" x 10' 4" (3.83m x 3.14m)

Comprising a range of white wall and base units with a laminate work-top surface. Tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Integrated eye-level "Zanussi" electric oven. Quarry tiled flooring. Double glazed window. Power points. Strip-light fitting. Plumbing and space for a washing machine and tumble dryer. Space for under-counter separate fridge and freezer. Part glazed PVCu door to rear garden.





Outside: To the front of the property there is an Off-Road Parking Space and lawned garden with access to side. Covered Porch to front door. The rear garden is mainly laid to lawn with a mix of fenced and hedged boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

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: Nexa Law Limited, Salop Road, Oswestry, SY11 2NR. Tel: 01691 655060 (Ref: Mr. Michael Keeling).

Directions: For satellite navigation use the post code LL14 4EN. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed for about 500 yards passing the Scottish Power Offices. Take the right-hand turn into Smithy Lane and the property will be seen on the right-hand side.



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