

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £120,000

The Manse, Hill Street, Rhosllanerchrugog,  
Wrexham LL14 1LW

🏠 3 Bedrooms

🚿 1 Bathroom



# The Manse, Hill Street, Rhosllanerchrugog, Wrexham LL14 1LW

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### 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 charming double fronted three bedroom detached former Manse House which is being sold with the benefit of NO ONWARD CHAIN. Occupying a prominent position within the village, the property boasts two reception rooms and a larger than average rear garden. Offering excellent potential to be modernised by the new owners to their own tastes, the living accommodation briefly comprises an entrance hallway; sitting room; dual aspect lounge/diner; kitchen; rear hallway; boot room; landing; main bedroom; two further double bedrooms and a family bathroom. EPC Rating – 9|G.

**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. Wall tiling. Electric storage heater.

**Sitting Room:** 11' 0" x 10' 6" (3.35m x 3.21m) PVCu double glazed window to the front elevation. Electric storage heater. Coved ceiling.

**Lounge/Diner:** 20' 0" x 12' 0" (6.09m x 3.65m) PVCu double glazed windows to the front and rear elevations. Two electric storage heaters. Coved ceiling.

**Kitchen:** 8' 11" x 7' 7" (2.73m x 2.30m) PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Wall tiling. Tiled floor. Plumbing for washing machine. Down-lighters.

**Rear Hallway:** PVCu double glazed window to the side elevation. Wooden glazed door to the side elevation.



**Boot Room:** 8' 7" x 4' 1" (2.61m x 1.24m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Tiled floor. Wall tiling.

**On The First Floor:**

**Landing:** Attic hatch.

**Bedroom 1:** 14' 6" x 10' 7" (4.42m x 3.22m) maximum. Two PVCu double glazed windows to the front elevation. Electric storage heater.

**Bedroom 2:** 12' 0" x 10' 11" (3.67m x 3.34m) PVCu double glazed window to the front elevation. Electric storage heater.

**Bedroom 3:** 11' 11" x 8' 7" (3.63m x 2.61m) PVCu double glazed window to the rear elevation. Electric storage heater.

**Bathroom:** 9' 1" x 7' 7" (2.76m x 2.32m) PVCu double glazed window to the rear elevation. White two piece suite comprising a panelled bath and a pedestal wash hand basin. Wall tiling. Tiled floor. Airing cupboard.

**Separate WC:** PVCu double glazed window to the side elevation. Low level w.c.

**Outside:** Externally there is a low maintenance gravel garden to the front of the property.





The rear garden is predominantly laid to lawn bordered by mature trees and shrubs.

**Services:** All mains services are connected subject to statutory regulations. The property is heated via electric storage heaters which are found in most rooms.

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

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

**Council Tax Band:** The property is rated in Band "D".

**Method of Sale:** The property will be offered for sale by public auction at Lion Quays Hotel, Oswestry on 26th June 2025. A legal pack will be available from the Agents by no later than approximately two weeks prior to the sale date.

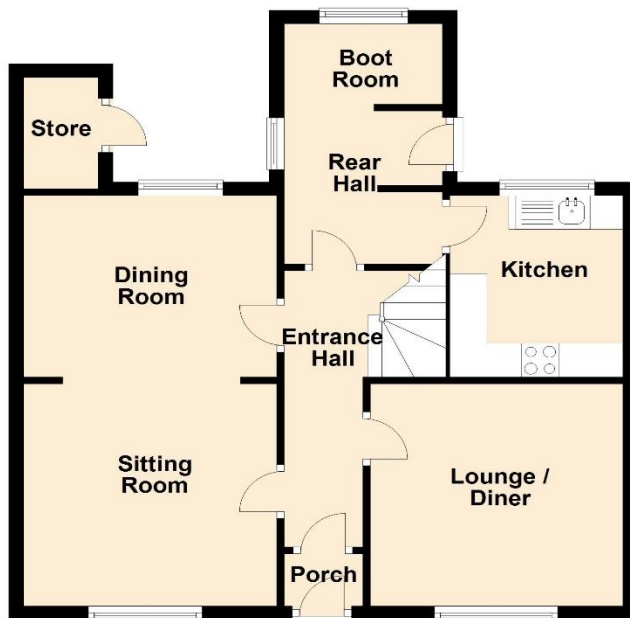
**Buyer's Premium:** Please note that the purchasers will be responsible for paying a Buyer's Premium in addition to the purchase price set at £3,300 inclusive of VAT. For further details on fees payable, please consult the legal pack.

**Vendor's Solicitor:** Mr. David Cartwright, 77 Market Street, Rhos, Wrexham, LL14 2LB. Tel: 01978 843762.

**Directions:** For satellite navigation purposes use the post code LL14 1LW. 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 and the property will be observed on the left-hand side of the road almost directly opposite the Chapel.

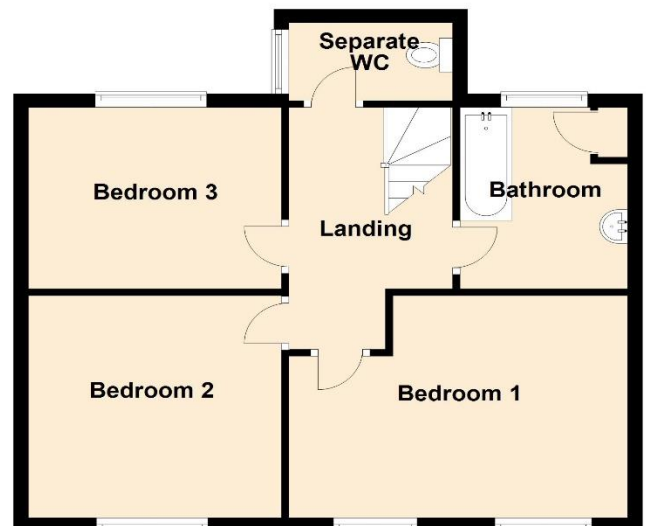
## Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.9 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.

BOWEN

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