

**The Cottage/ Maesglas Care Home, Green Street, Holt,
Wrexham, LL13 9JF**

AUCTION GUIDE PRICE: £185,000

MW10935



DESCRIPTION: BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £185,000 Situated in this popular and sought-after village location is this 19th century period property which the vendor informs us was originally a coach house and stable with grooms accommodation. The property has since been converted and offers generous size living accommodation which requires full modernisation to briefly comprise entrance hall, lounge, kitchen, rear hall, downstairs wc and to the first floor there are 3 double bedrooms and a bathroom. The accommodation is complimented by gas heating (untested) and externally there are gardens to the front and rear, off road parking and a home office /store to the rear. As selling agents we would recommend an inspection of the property to fully appreciate the size of accommodation and the potential the property offers..

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

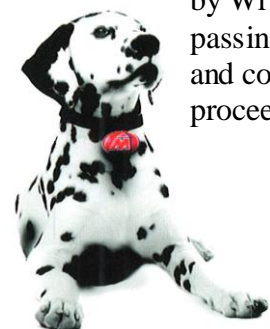
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one-way system to the mini roundabout on the corner of Grosvenor Road, turn right and proceed to the roundabout by Wrexham Baths turning left onto Holt Road. Continue out of town along the Holt Road passing over 4 roundabouts until a left fork in the road will be noted signposted Holt, turn left and continue into the village bearing left past the White Lion Public House and at the junction proceed straight across onto Green Street and the property will be noted on the left-hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought-after village location with easy access to village amenities, Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed. (untested)

ENTRANCE HALL: 15' 5" x 11' 1" (4.7m x 3.38m) Panelled radiator. Wood effect floor covering. Stairs rising to first floor. Door leading to side of property.



LOUNGE: 17' 1" x 15' 5" (5.21m x 4.7m) 2 Panelled radiators. Brick fireplace. Wood effect floor covering.



KITCHEN/DINER: 15' 6" x 12' 8" (4.72m x 3.86m) Panelled radiator. Wall mounted gas heating boiler.



REAR HALL. Door leading to rear of property. Door leading to downstairs wc.

WC: Fitted low level wc.



STAIRS AND LANDING: Built in airing cupboard. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 15' 5" x 11' 10" (4.7m x 3.61m) Panelled radiator. Window to front elevation.



BEDROOM 2: 11' 4" x 9' 8" (3.45m x 2.95m) Panelled radiator. Window to side elevation.



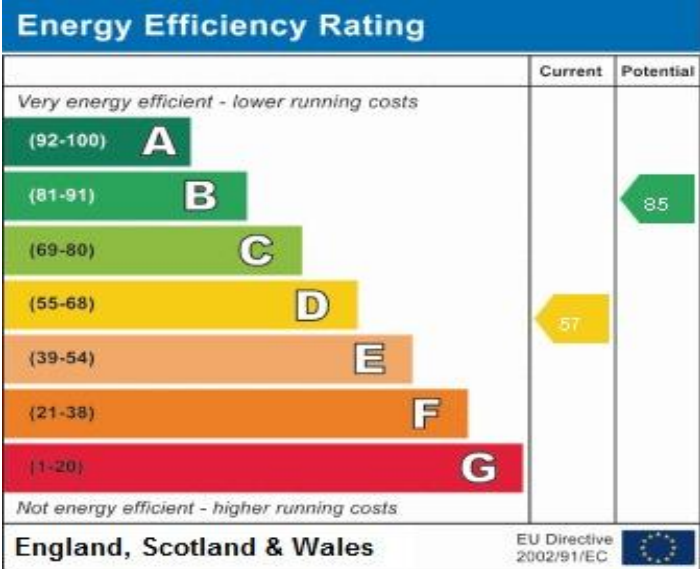
BEDROOM 3: 12' 6" x 9' 2" (3.81m x 2.79m) Panelled radiator. Window to side and rear elevation.



SHOWER ROOM: Panelled radiator. Fitted 3-piece white suite comprising wc, wash hand basin and shower enclosure.



OUTSIDE: To the front of the property there are lawned gardens and a forecourt providing off road parking. To the rear there is a further garden area and generous size garden store.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey