



## Havelock House

Newbridge | Wrexham | LL14 3BJ

Offers In The Region Of £145,000

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# Havelock House

Newbridge | Wrexham | LL14 3BJ

TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED, UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2% OF THE SALE PRICE PLUS VAT. THE GUIDE PRICE IS £145,000 FOR PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK @ <https://lot9.eigonlineauctions.com/lot/details/175961> OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

Located in the scenic location of Newbridge, this spacious two storey, four bedroom property. You are entering into the spacious hallway with doors into two reception room on either side, which are both ample living rooms featuring fireplaces and windows to the front. The property also offers a kitchen diner as well as a useful utility. Adding to the convenience of the property is the downstairs shower room. Upstairs, the property boasts four spacious bedrooms, providing perfect space for growing families, or for an Airbnb investor wishing to offer ample space for guests. Another bathroom is also conveniently located upstairs. Externally, the property features a front garden featuring Astro-turf, a patio area and a decked area with pergola over. To the rear, the property features a driveway suitable for approximately 2 or 4 vehicles, as well as a useful storage shed to the side of the property. The third/top storey of Havelock House is a self-contained, leasehold apartment (not included in this sale) with its own access; Havelock House owns the freehold and the occupier/owner of the apartment pays a nominal ground rent. Don't miss the fantastic opportunity to purchase this unique property in a fabulous location, within walking distance of Ty Mawr Country Park, which is home to the World Heritage Site Pontcysyllte Aqueduct. There is easy access to the A483 which provides great transport links.

- FOUR BEDROOM CHARACTER PROPERTY
- POTENTIAL AIR BNB OPPORTUNITY
- SPACIOUS BEDROOMS
- TWO LOUNGES WITH FIREPLACES
- UPSTAIRS AND DOWNSTAIRS BATHROOM
- KITCHEN, DINING ROOM & UTILITY
- GARDEN WITH ASTRO TURF, PATIO, DECKING,
- OFF ROAD PARKING
- SCENIC LOCATION NEAR TY MAWR COUNTRY PARK
- OFFERED FOR SALE UNDER AUCTION TERMS



### Entrance Hallway

Spacious entrance hallway accessed through a uPVC Double glazed door, with stairs rising to the first floor, doors into both lounges, opening into kitchen.

### Lounge

Great sized lounge with uPVC Double glazed window to the front featuring a fireplace, radiator, wood effect flooring.

### Lounge

Another great sized lounge with uPVC Double glazed window to the front, radiator, fireplace with log burner.

### Kitchen

A well proportioned kitchen housing a range of wall, drawer and base units with butcher-block worktop over, tiled splashbacks, range style cooker with five-ring hob and extractor over, 1.5 sink unit, cupboard housing gas combination boiler, door to rear driveway. Leads off into utility.

### Dining Area

Flowing from the kitchen, a good sized dining room with uPVC Double glazed window to the side elevation.

### Utility

Useful utility space with space and plumbing for washing machine and tumble dryer, as well as space for further storage. Door into downstairs shower room.

### Downstairs bathroom

Contemporary three-piece suite comprising a wash hand basin set within a vanity unit, walk-in shower with rainfall shower head over, low-level w.c, extractor, fully tiled walls, tiled flooring, uPVC Double glazed window to the rear.

### First Floor Landing

An impressive landing with uPVC Double glazed window to the front, doors off to all four bedrooms and bathroom, carpet flooring.

### Bedroom One

Spacious bedroom with uPVC Double glazed window to the front, radiator, carpet flooring.

### Bedroom Two

Another spacious bedroom with uPVC Double glazed window to the front, radiator, carpet flooring.

### Bedroom Three

With uPVC Double glazed window to the side elevation, radiator, carpet flooring.

### Bedroom Four

With uPVC Double glazed window to the rear elevation, radiator, carpet flooring.

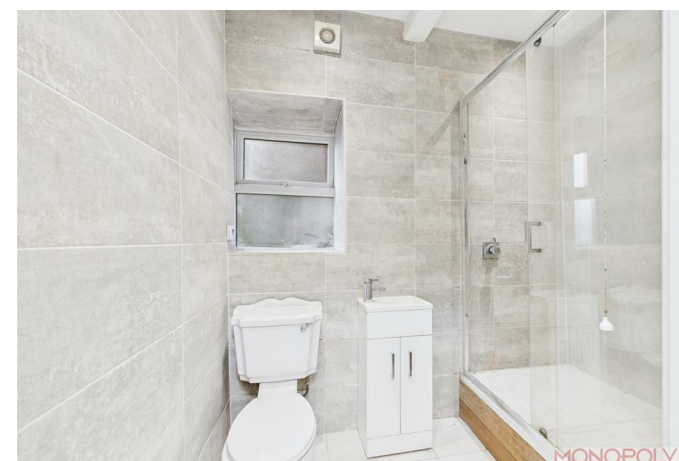
### Bathroom

Modern three-piece suite with free standing bath, low-level w.c, pedestal hand wash basin, chrome heated towel rail, part tiled walls, ceiling spotlights, extractor fan, uPVC Double glazed window to the rear elevation.

### Outside

To the front, there is a predominantly Astro-turf lawn for easy maintenance. There is a gate that leads from the side, allowing easy access to the front. A stone tiled path leads to a larger patio area, which allows access through a uPVC door into the entrance hallway. To the side of the property is a large decked area with pergola over. There is a range of mature trees and shrubs surrounding the garden, including fruit trees.

To the rear of the property is a driveway suitable for approximately 2-3 vehicles. There is a storage shed to the left.





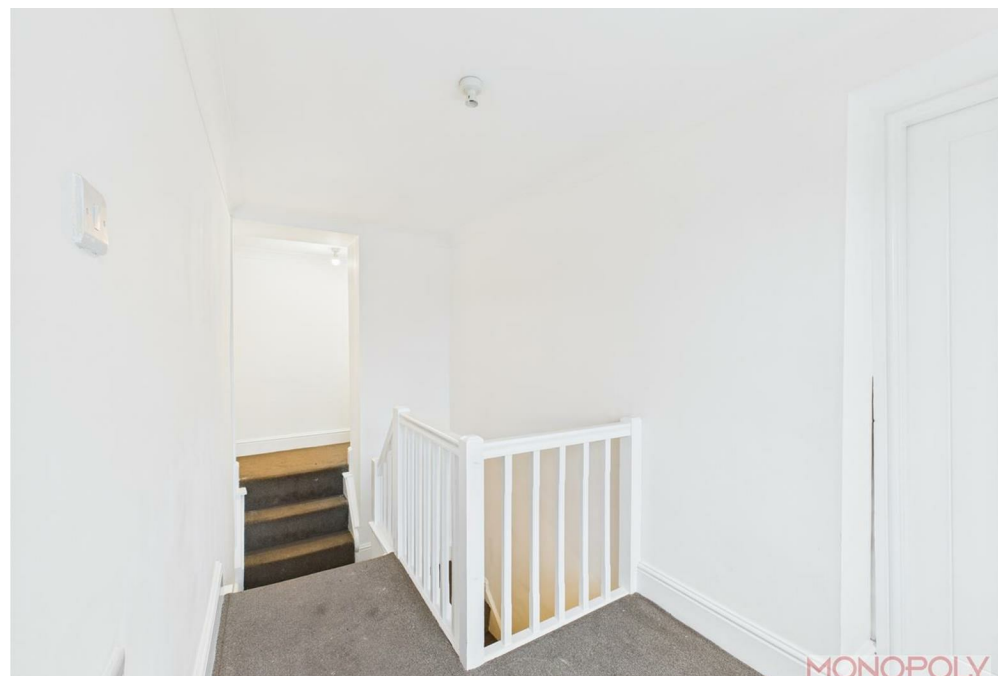
### **ADDITIONAL INFORMATION**

Survey Report available on request. The property is served by mains connections of gas, water, electricity and sewerage. The third/top storey of Havelock House is a self-contained, leasehold apartment (not included in this sale) with its own access; Havelock House owns the freehold and the occupier of the apartment pays a nominal ground rent.

### **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







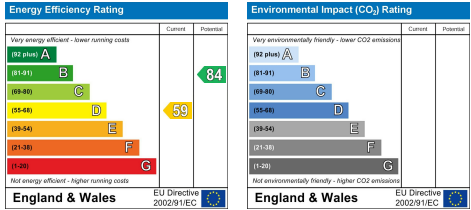


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