

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £85,000

35 Chapel Street, Rhostyllen,
Wrexham LL14 4AS

🏠 2 Bedrooms

🚿 1 Bathroom

35 Chapel Street, Rhostyllen, Wrexham LL14 4AS



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General Remarks

For sale by Public Auction on Thursday, 18th June 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

An end of terrace two reception room / two bedroom property with off-street parking, re-slatted roof and modern boiler but requiring extensive refurbishment in a village location between Wrexham and the A483 at Croesfoel.

This traditional end of terrace property is constructed of brick beneath a re-slatted roof with a single storey flat roofed extension at the rear. It comprises an entrance hall; two reception rooms; breakfast kitchen; landing to two double bedrooms and a bathroom with over-bath shower. The property is fitted with older PVCU double glazing and central heating is effected by a 'Worcester' gas-fired boiler installed about three years ago. The accommodation does require a full programme of modernisation and refurbishment. Outside the front garden provides an off-street parking space and a side path leads to a private rear yard and at present uncultivated garden.

Location: The property is situated on a quiet side street within the village of Rhostyllen which lies approximately one mile equidistant between the city boundary and the nearest access-point onto the A483 at junction 3 Croesfoel. The village offers wide-ranging amenities including a Convenience Store and Post Office, Pharmacy, Medical Centre, Primary School, other Shops, Takeaways and Pubs.

Constructed: Of brick beneath a re-slatted roof and with a single storey flat roofed extension to the rear.

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.

Accommodation

On The Ground Floor:

Entrance Hall: 13' 9" x 3' 1" (4.19m x 0.94m)

Approached through a part double glazed PVCu framed door. Radiator. Dado rail.

Front Reception Room: 11' 0" x 10' 7" (3.35m x 3.22m)

Redundant gas fire to a tiled fireplace surround. Corner gas meter cupboard. Two double power points. Radiator.

Rear Reception Room: 12' 3" x 11' 1" (3.73m x 3.38m)

Excluding recess with understairs storage cupboard accommodating the electricity meter. Fitted living flame coal-effect gas fire to a tiled fireplace surround. Radiator. Three double power points.

Breakfast Kitchen: 14' 2" x 7' 0" (4.31m x 2.13m)

Single drainer composite sink inset into a range of five-door base units with extended work surfaces, beneath which there is an electric oven, a "Zenith" fridge and a "Beko" freezer. Inset gas hob with a filter hood above set between four-doored suspended wall cabinets. Part double glazed PVCu framed external door. Double power point. Radiator.





On The First Floor:

Landing: 12' 4" x 5' 2" (3.76m x 1.57m) Double power point.

Bedroom 1: 14' 4" x 11' 0" (4.37m x 3.35m) Ornamental tiled fireplace surround. Radiator. Two double power points.

Bedroom 2: 12' 2" x 8' 9" (3.71m x 2.66m) Radiator. Two double power points.

Bathroom: 8' 0" x 6' 11" (2.44m x 2.11m) Including corner cupboard accommodating the "Worcester" combination gas-fired boiler. Fitted three piece white suite comprising a panelled bath with a "Mira" electric shower above, pedestal wash hand basin with vitriol backing and low level w.c. with original wooden seat. Radiator.

Outside: Hard surfaced front garden area providing Off-Street Parking Space. Pedestrian side path to the private rear where there is a concreted Yard Area and an at present uncultivated garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in a cupboard within the Bathroom and which was installed approximately three years ago.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 61|D.

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 18th June 2026 at the Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN commencing at 2.00 pm.

Buyer's Premium: Please note that the purchaser 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 payable, please consult the legal pack.

Solicitor: Barry Ashton, 21 Bridge Street, Llangollen, LL20 8PF. Tel: 01978 861140.

Directions: For satellite navigation use the post code LL14 4AS. Leave Wrexham on the A5152 Ruabon Road continuing for about a mile into Rhostyllen. Continue along the Wrexham Road until reaching the Co-Op Convenience Store on the right-hand side after which turn immediately right onto Henblas Road. Pass through the traffic calming and continue until eventually turning right into Chapel Street immediately before a terrace of OAP bungalows and the Village Hall. The property will be seen on the left after the bungalows.



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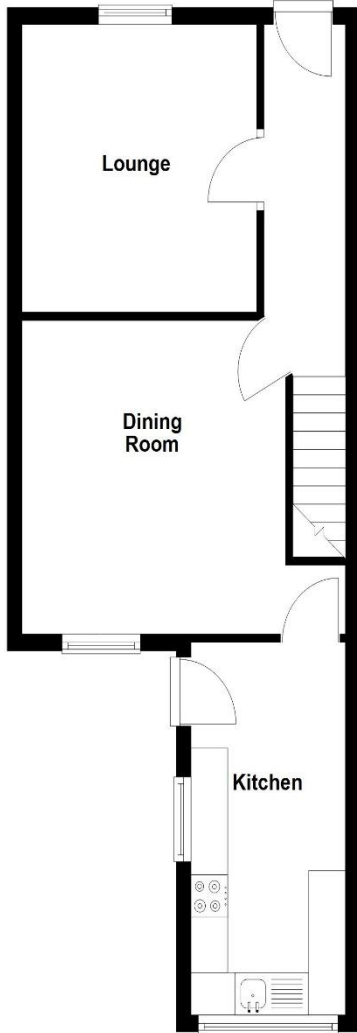
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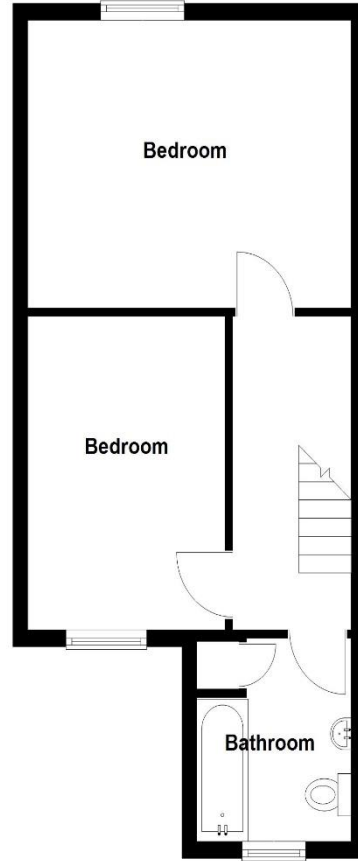
Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)





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