

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £80,000

18 Church Street, Rhostyllen,
Wrexham LL14 4EE

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

For sale by Public Auction on the 19th March 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

We are pleased to bring to the market this two bedroom mid-terrace property which is in need of some internal modernisation, but represents excellent value for money and provides the new owner the opportunity to really put their own stamp on the living space. The property is double glazed throughout and benefits from a combination boiler and a low maintenance rear garden. Internally the property briefly comprises a living room, dining room, kitchen, landing, main bedroom, further bedroom with built-in storage and an upstairs bathroom.

Accommodation

On The Ground Floor:

Living Room: 12' 0" x 11' 10" (3.66m x 3.61m) PVCu double glazed door and window to the front elevation. Radiator. Gas fire with tiled hearth. Dado rail.

Dining Room: 12' 0" x 11' 10" (3.65m x 3.61m) PVCu double glazed window to the rear elevation. Radiator. Dado rail.

Kitchen: 12' 1" x 6' 1" (3.69m x 1.85m) PVCu double glazed windows to the rear and side elevations. PVCu double glazed door to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Cooker hood. Space for fridge and freezer. Plumbing for washing machine. Radiator. Wall tiling. Tied floor. "Heatline" combination boiler.

On The First Floor:

Landing: Radiator. Attic hatch.

Bedroom 1: 11' 11" x 8' 1" (3.62m x 2.46m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 9' 5" x 9' 0" (2.88m x 2.75m) PVCu double glazed window to the rear elevation. Radiator. Two storage cupboards.

Bathroom: 6' 0" x 5' 7" (1.84m x 1.70m) White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Wall tiling. Radiator. Down-lighters.

Outside: Externally there is a low maintenance paved Patio to the rear of the property together with a metal-framed Storage Shed.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Heatline" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

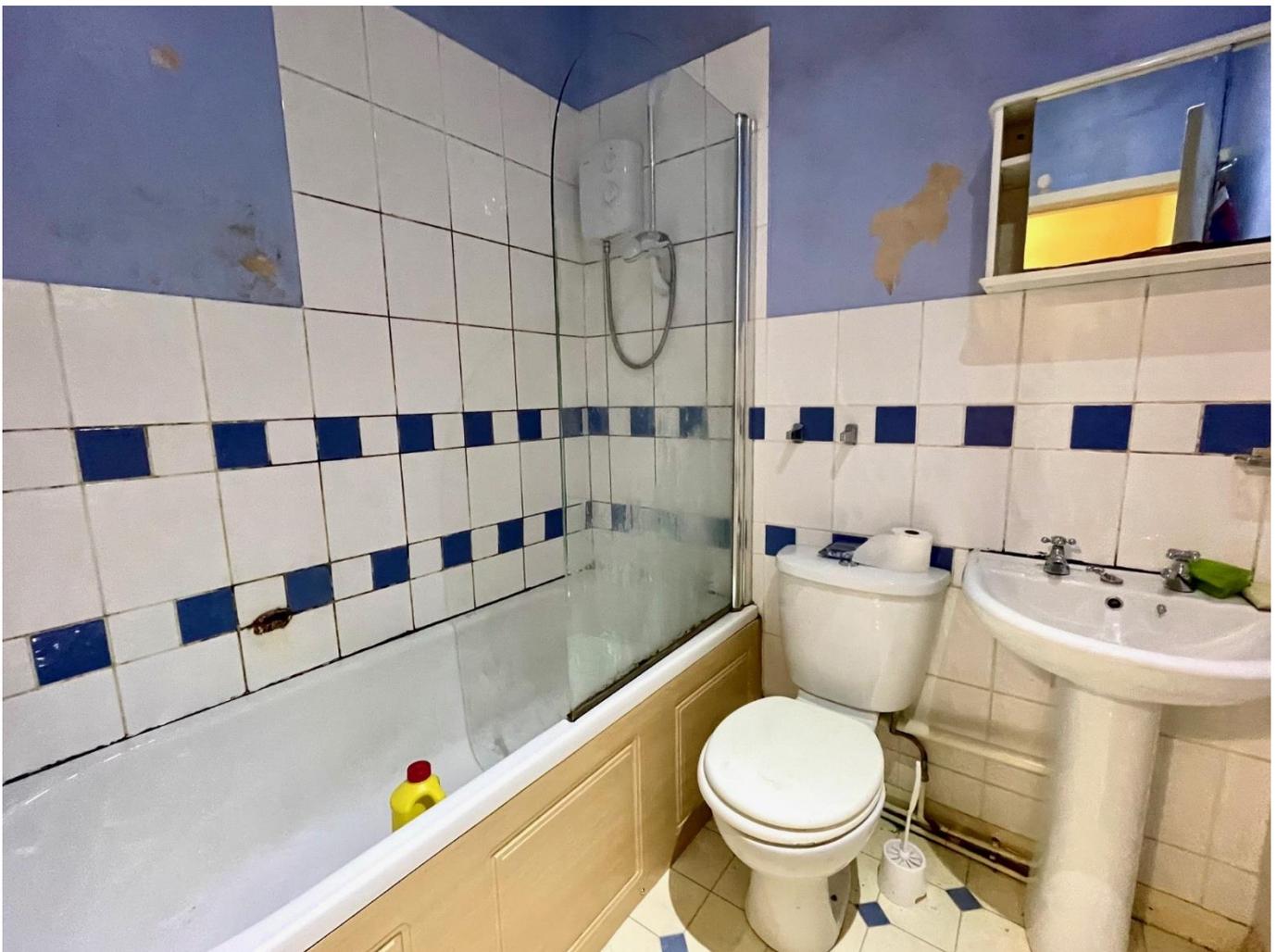
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 67|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 19th March 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.



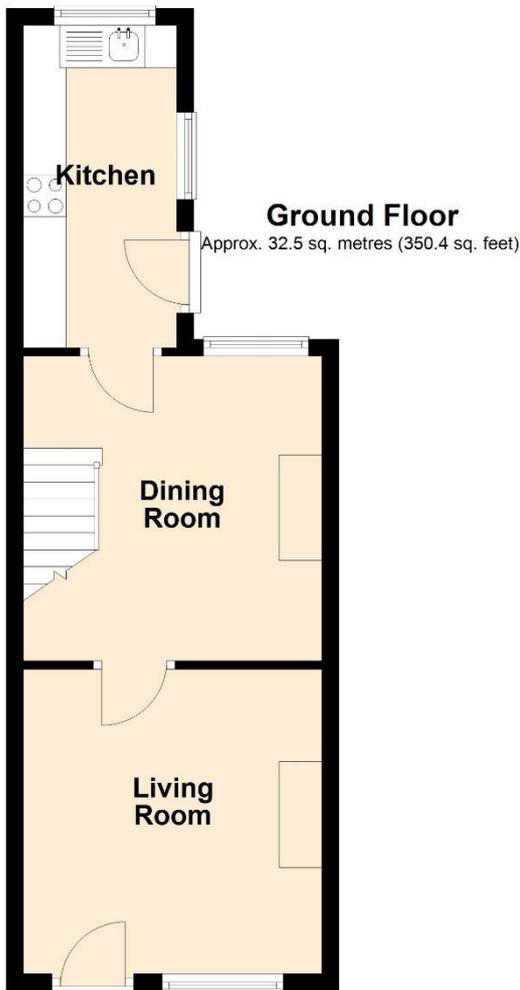


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Vendor's Solicitor: Mr. Barry Ashton, 21 Bridge Street, Llangollen, LL20 8PF. Tel. 01978 861140.

Directions: Leave Wrexham on Bradley Road and at the traffic lights continue straight over onto Victoria Road. At the mini-roundabout take the third exit in the direction of Rhostyllen. Once in the village turn right by the Barbers onto Church Street and the property will be observed on the right-hand side of the road.



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.

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