

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £60,000

Bryn Haul, 4 Hill Street, Newbridge,
Wrexham LL14 3JQ

🏠 2 Bedrooms

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General Remarks

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

Situated in a pleasant position within the village of Newbridge is this two bedroom semi-detached stone cottage requiring a scheme of full renovation throughout. A unique investment opportunity with great potential. Planning Permission previously granted for two-storey extension, internal alterations and allocation of off-road parking for two vehicles. Good road links to A5 (Llangollen) and A483 (Wrexham, Chester and Oswestry).

Accommodation

On The Ground Floor:

Hallway: 12' 0" x 6' 0" (3.65m x 1.82m) Double glazed window. Staircase leading to the First Floor.

Kitchen: 12' 1" x 5' 8" (3.69m x 1.72m) Timber framed window to rear. Ledge-and-brace wooden door to the rear garden.

Dining Room: 12' 0" x 11' 6" (3.65m x 3.50m) Double glazed window. Gas fire. Tiled floor. Beams to ceiling. Timber framed door to front.

Lounge: 12' 0" x 11' 7" (3.65m x 3.54m) Double glazed window. Wooden entrance door. Tiled flooring. Ceiling light fitting and two wall-light fittings. Beams to ceiling. Gas fireplace with tiled hearth and surround.

On The First Floor:

Landing: Timber framed window.

Bedroom 1: 11' 11" x 11' 9" (3.62m x 3.59m) Double glazed window. Ceiling light fitting.

Bedroom 2: 11' 5" x 10' 6" (3.48m x 3.19m)

Extended Landing: 12' 0" x 5' 9" (3.67m x 1.74m) With timber framed window.

Outside: Grounds to side and rear of property extend to approximately 0.17 acres.

Services: Electricity and water are connected to the property subject to statutory regulations.

Tenure: Freehold. Vacant Possession on Completion. Property to be sold as seen.

Planning Permission: Planning permission had previously been granted by Wrexham County Borough Council for a new two-storey extension, internal alterations and construction of off-road parking for two vehicles. Further details of the planning will be found under Code P/2018/0321.



Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

Council Tax Band: The property is valued in Band "C".

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.

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Solicitors: Ms Lauren Blackford, GHP Legal, The Old Bank, Berwyn Street, Llangollen, LL20 8ND. Tel: 01978 860313.

Directions: For satellite navigation purposes use the post code LL14 3JQ. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the bypass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow this road for just over 1.5 miles and then bear left onto Park Road. Continue onto Middle Street and at the junction turn left onto Hill Street. The property will then be seen on the left-hand side.

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.