

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £100,000

The Gates, Holly Bush, Bangor-on-Dee,  
Wrexham LL13 0BG

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🏠 2 Bedrooms

🚿 2 Bathrooms



# The Gates, Holly Bush, Bangor-on-Dee, Wrexham LL13 0BG

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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.**

Positioned in a rural location off the A525 and on the outskirts of Bangor on Dee is this two bedroom semi-detached property which offers scope for refurbishment throughout. Views from front elevation across open countryside. Off-road parking and gardens to side and rear. A unique investment opportunity.



## Accommodation

### On The Ground Floor:

**Kitchen Diner:** 19' 0" x 13' 4" (5.80m x 4.07m). Quarry tiled floor. Three double glazed windows. Two radiators. Power points. Ceiling spot-lights. Ceiling light fitting. Part glazed PVCu door to side. Range of oak-effect wall and base units with laminate and wooden worktop surfaces. Tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. LPG cooker. "Rayburn" solid fuel cooker (which supplies the central heating and hot water) with feature brick surround and tiled splash-back. Space for dining table. Staircase leading to First Floor.

**Small Utility/Shower Room:** 6' 11" x 5' 10" (2.12m x 1.77m) Quarry tiled floor. Radiator. Plumbing for washing machine. Frosted double glazed window. Pedestal wash hand basin and low level w.c. Part tiled walls. Ceiling light fitting. Fully tiled shower enclosure with a thermostatic shower bar.

**Lounge:** 14' 6" x 11' 5" (4.41m x 3.49m) Quarry tiled floor. Double glazed window. Picture rail. Ceiling light fitting. Radiator. Built-in storage cupboards housing the electric meter and consumer unit. Two-tone tiled fire surround with open fire.

**Conservatory:** 13' 4" x 9' 4" (4.06m x 2.84m) Tiled flooring. Radiator. Timber framed double doors leading out onto the rear garden.

### On The First Floor:

**Landing:** Double glazed window. Ceiling light fitting. Loft hatch.

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**Bedroom 1:** 14' 6" x 11' 5" (4.41m x 3.49m) Exposed floorboards. Double glazed window with views across open countryside to the front elevation. Two radiators. Ceiling light fitting. Feature fireplace. Power points.

**Bedroom 2:** 12' 9" x 9' 7" (3.88m x 2.91m) Exposed floorboards. Double glazed window with views across open countryside to the front elevation. Radiator. Ceiling light fitting. Power points. Built-in cupboard housing the immersion heater, which is not currently connected. Feature fireplace. Two further storage cupboards. Fitted sliding door wardrobes.

**Bathroom:** 7' 8" x 7' 2" (2.33m x 2.18m) Comprising a three piece white suite to include panelled bath with "Triton" electric shower over and a thermostatic chrome mixer tap with hand-held shower head, low level w.c. and pedestal wash hand basin. Exposed floorboards. Chrome heated towel rail. Part tiled walls. Double glazed window. Ceiling spot-lights.

**Outside:** Gardens to front, side and rear. Variety of well-established fruit trees. Gated access to garden and Parking Area.



**Services:** Mains water and electricity are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Rayburn" cooker in the Kitchen. Shared septic tank drainage.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 32|F.

**Council Tax Band:** The property is valued in Band "D".

**Method of Sale:** The property will be offered for sale by public auction on Thursday 19th March 2026 at The Lions Quay Hotel, Gobowen, Oswestry, SY11 3EN commencing at 2.00 pm.

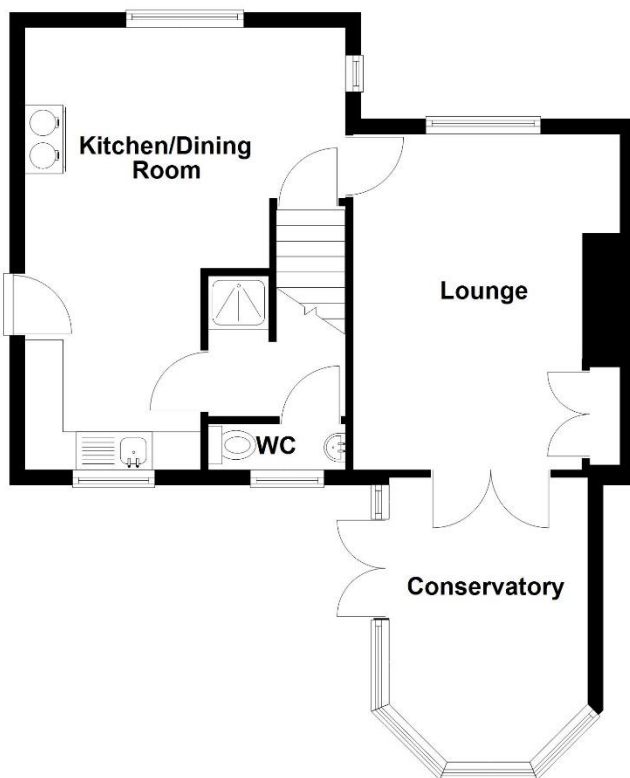
**Buyer's Premium:** Please note that the purchaser will be responsible for paying a buyer's premium in addition to the purchase price set at £3,600 inclusive of VAT. For further details on fees payable, please consult the legal pack.

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

**Directions:** From Wrexham take the A525 in the direction of Bangor on Dee and Whitchurch. After passing the village of Bangor on Dee, proceed for approximately 1.5 miles and take a left-hand turn signposted Worthenbury / Tallarn Green. Continue for a couple of hundred yards where access to the property can be found on the right-hand side. The property is the second on the left.

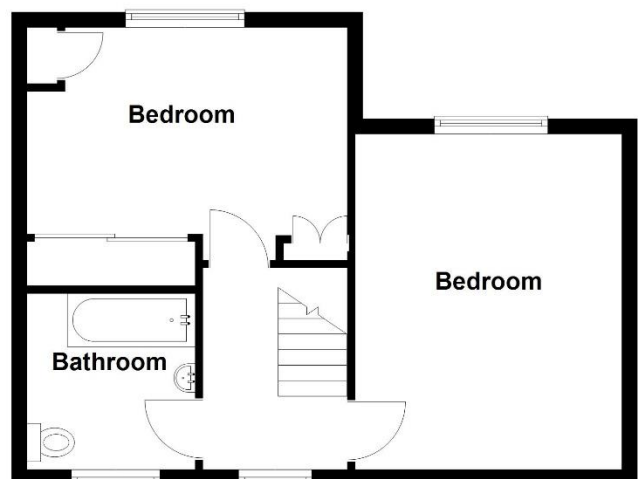
## Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



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.