

BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess £70,000

25 Brymbo Road, Bwlchgwyn,
Wrexham LL11 5UA

1 Bedroom

1 Bathroom

25 Brymbo Road, Bwlchgwyn, Wrexham LL11 5UA



General Remarks

For Sale by Online Auction on 24th September 2026.

Located in a semi-rural position on the fringe of the village of Bwlchgwyn is this one / potential to be two bedroom stone cottage with plenty of character. Requiring a scheme of full refurbishment throughout. The accommodation comprises entrance porch, lounge through to kitchen, sun room and ground floor shower room. One double bedroom on first floor with scope to create a second bedroom. Viewing recommended.

Accommodation

On The Ground Floor:

Entrance Porch: 5' 4" x 2' 10" (1.62m x 0.86m) Tiled flooring. Single glazed window. Part glazed PVCu entrance door. Wall-light fitting. Glazed inner door leading to:

Lounge: 11' 11" x 11' 3" (3.63m x 3.44m) Fitted carpet. Double glazed windows to front elevation. Two wall-light fittings. Power points. Shelving to alcoves. Wall mounted electric consumer unit. Feature multi-fuel burner set on quarry tiled hearth with solid timber surround. Archway through to:

Kitchen: 11' 7" x 8' 11" (3.54m x 2.73m) Comprising a range of cream wall and base cabinets with laminate work-top surfaces and upstand. Integrated four-ring "Lamona" electric hob with a matching electric oven below with a stainless steel splash-back and extractor hood over. Power points. Stainless steel sink unit and draining-board. Double glazed window. Ceiling light fitting. Laminate flooring. Part glazed door leading to the Sun Room and a staircase leading up to First Floor.

Sun Room: 9' 7" x 7' 10" (2.91m x 2.38m) Tiled flooring. Power points. Ceiling light fitting. Wall mounted electric storage heater. Part glazed PVCu door to the rear garden with a double glazed window to side having PVCu panel beneath.



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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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Shower Room: 8' 11" x 6' 7" (2.73m x 2.00m)

Comprising a three piece white suite to include low level w.c., pedestal wash hand basin and a corner shower enclosure which is fully tiled and has a "Triton" electric shower unit. Part tiled walls. Frosted double glazed window. Tiled flooring. Heated towel rail. Built-in storage cupboard.

On The First Floor:

Bedroom 1: 11' 4" x 10' 4" (3.45m x 3.15m) Fitted carpet. Double glazed window. Power points. Ceiling light fitting. Radiator. Cupboard housing the water tanks.

Landing/Potential Bedroom 2: 9' 9" x 7' 10" (2.97m x 2.38m) Floorboards. Power points. Two ceiling light fittings. Double glazed window. Radiator. Built-in storage cupboard.

Outside: Level rear garden mainly laid to lawn with conifer hedging and fenced boundaries. Range of mature shrubs.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by back boiler to the multi-fuel burner in the lounge.





Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 44|E.

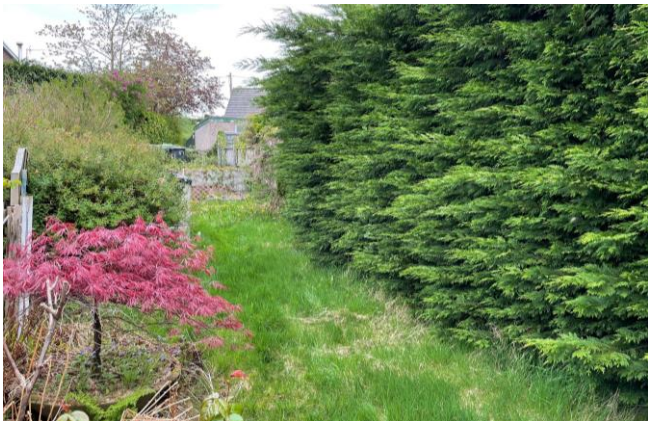
Council Tax Band: The property is valued in Band "B".

Method of Sale: For sale by Online Auction on 24th September 2026.

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: Mr. Gareth Kelly of Gittins McDonald, 12 Grosvenor Road, Wrexham, LL11 1BU. Tel: 01978 366665.

Directions: For satellite navigation use the post code LL11 5UA. From Wrexham proceed on the A525 Ruthin Road. After about three miles pass through the village of Coedpoeth then continue for a further approximately 2 miles into Bwlchgwyn. After passing into the speed restriction matrix continue for approximately 200 yards until reaching The Kings Head Pub at which point turn right onto Brymbo Road. Follow the road down the hill when the property will eventually be observed on the left about 100 yards before leaving the village.



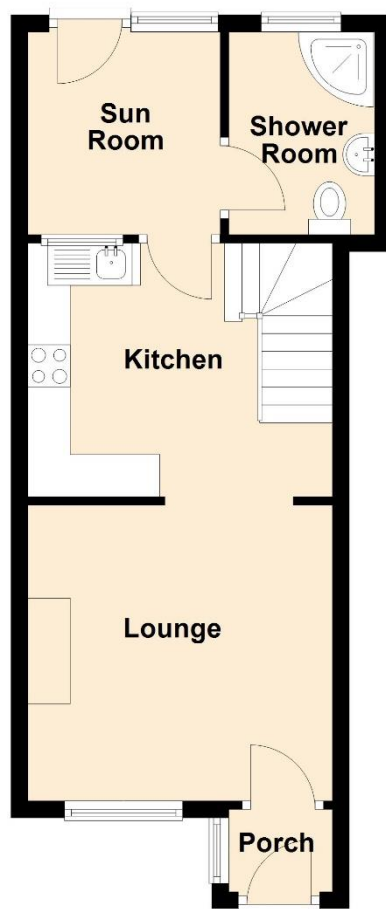
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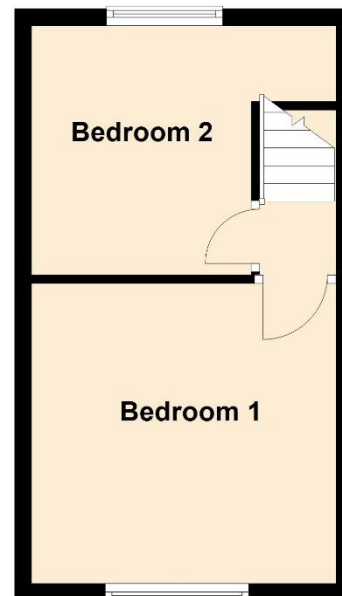
Ground Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



First Floor

Approx. 23.8 sq. metres (255.7 sq. feet)



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