



BOWEN

PROPERTY SINCE 1862

Auction Guide Price £50,000

6 Pant Rhedynog, Maeshafn,
Mold CH7 5LS

 1 Bedroom

 1 Bathroom

 Land

6 Pant Rhedynog, Maeshafn, Mold CH7 5LS



General Remarks

For sale by Public Auction on the 24th September 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Tucked away down a quiet lane only a couple of hundred metres from the village centre, and more importantly The Miner's Arms, this one bedroom cottage is in need of a comprehensive scheme of modernisation but does offer tremendous potential for the new owner to really put their own stamp on it. Internally the property briefly comprises an entrance porch, living room with a beamed ceiling, kitchen, landing, double bedroom and a bathroom. To the rear there is a small yard and a steeply sloping rock garden directly behind the house. Also, there is a further parcel of land only a short distance from the property.

Accommodation

Entrance Porch: PVCu double glazed door to the front elevation. Two PVCu double glazed windows to the side elevation.

Living Room: 13' 6" x 12' 1" (4.12m x 3.68m) Wooden framed window to the front elevation. Beamed ceiling.

Kitchen: 10' 4" x 5' 4" (3.14m x 1.62m) PVCu double glazed door and window to the rear elevation. Base units. Sink and drainer unit with mixer tap. Plumbing for washing machine.

Landing:

Bedroom: 12' 10" x 12' 2" (3.92m x 3.71m) Wooden framed window to the front elevation. Fire recess. Exposed wooden floorboards.

Bathroom: 7' 11" x 5' 4" (2.41m x 1.62m) PVCu double glazed window to the rear elevation. Sky-light to the rear elevation. Three piece suite comprising of a panelled bath, low level w.c. and pedestal wash hand basin. Airing cupboard. Wall tiling.

Outside: There is a small yard to the rear of the property with steeply sloping rock garden directly behind the house. There is also an additional parcel of land which comes with the property. The garden includes Sheds and Glasshouse. On the day of inspection, the Agent was unable to gain access due to the overgrown nature of the neighbouring garden.

Services: There are mains water, electricity and drainage to the property subject to statutory regulations but there is no gas supply nor central heating system.

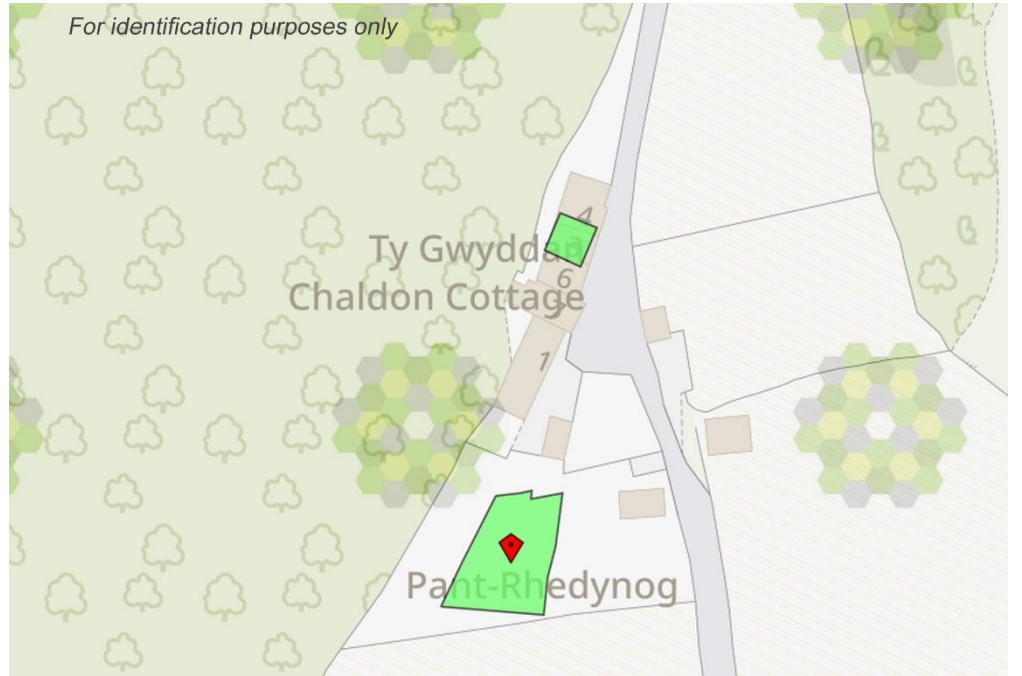
AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in 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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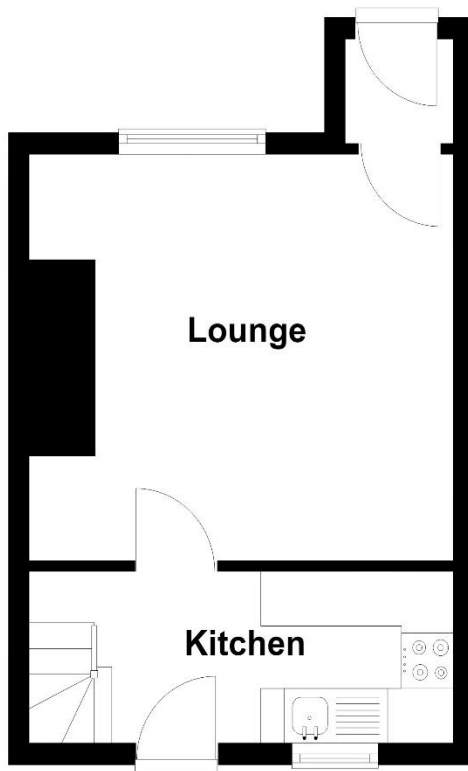
1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



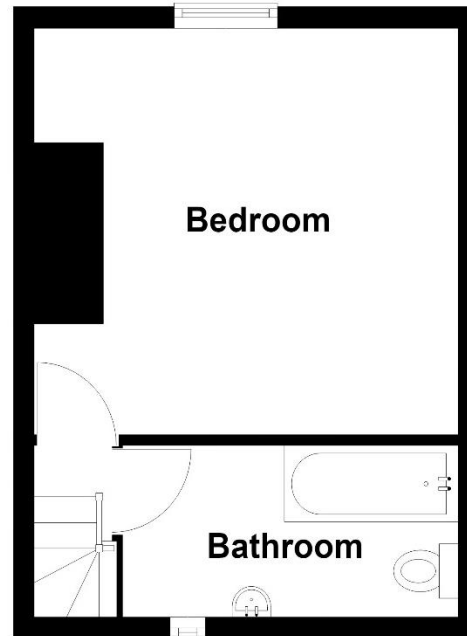
Ground Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



First Floor

Approx. 22.1 sq. metres (238.1 sq. feet)



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

Method of Sale: The property will be offered for sale by Public Auction on Thursday the 24th September 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.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 44|D.

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

Directions: Proceed out of Mold town centre on New Road which follows into Ruthin Road. At the roundabout take the second exit onto the A494 in the direction of Gwernymynydd. Once you pass through Gwernymynydd take a left-hand turning after approximately a mile and a half which is signposted Maeshafn. Once you enter the village turn right and then left just before The Miner's Arms and the property can be observed on the right-hand side of the lane after approximately 150 metres.