

LOT  
**13**

By order of the Executors

Gwynfryn, New Street, Rhosllanerchrugog, Wrexham LL14 1RE

**Guide Price £90,000\***

**TWO BEDROOM PERIOD STYLE DETACHED DWELLING WITH VACANT POSSESSION**



The property is located approximately four miles from Wrexham and within two miles of the A483 city by-pass. This provides access to Chester that is approximately 16 miles distant and the north west motorway network. The village is served by local shops, schools and local facilities. The dwelling is a two bedroom detached house with three reception rooms. The property benefits from gas fired central heating and double glazing throughout. This dwelling has been generally well maintained and is presented in good order throughout. This lot is sold with full vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.



**ACCOMMODATION**

Front Reception, Rear Reception, Breakfast Room, Kitchen, Landing, Bedroom One, Bedroom Two, Bathroom, garden.

**TENURE**

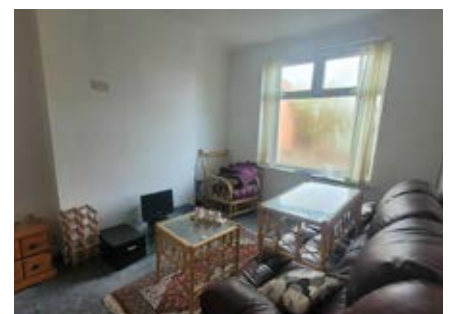
Freehold

**LOCAL AUTHORITY & TAX RATING**

Wrexham  
Council tax Band C  
EPC Band D

**VIEWING TIMES**

Saturday 13th June @ 11 - 11.30am  
OPEN SESSION - NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN