

Gwynfryn, New Street, Rhosllanerchrugog, Wrexham LL14 1RE

Guide Price £85,000*

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 northwest 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 CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.

ACCOMMODATION

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

TENURE

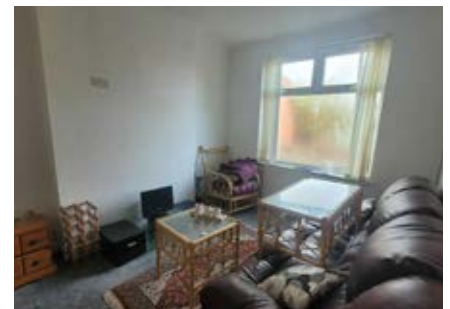
Freehold

LOCAL AUTHORITY & TAX RATING

Wrexham
Council Tax Band C
EPC Band D

VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN