



Auction Guide Price £95,000

2 Pen y Bryn, Church Road, Minera,
Wrexham LL11 3DD

 2 Bedrooms  1 Bathroom

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General Remarks

For sale by Public Auction on Thursday, 19th March 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

A detached two reception room / two bedroom stone built cottage requiring complete modernisation in a rural location on the outskirts of the village overlooking Minera Mountain.

This detached stone built cottage is separated by a narrow gap from a former chapel, now a house, to one gable elevation. It comprises a PVCu framed conservatory style entrance; two reception rooms with beamed ceilings and tiled open fireplaces; galley kitchen. The side hall and bathroom are within a single brick flat roofed extension. Upstairs there is a landing and two inter-communicating double bedrooms. The cottage is predominantly PVCu double glazed and has a re-tiled roof but otherwise needs a full programme of modernisation.

Location: The property occupies a slightly elevated position right on the fringe of the village with views across the valley to Minera Mountain. Minera has itself a popular Primary School, Pub Restaurant and Church whilst there are more wide-ranging amenities in the adjoining village of Coedpoeth. Minera is situated about a mile off the A525 Wrexham (5 miles) to Ruthin (15 miles) road and is only three miles from the nearest access-point onto the A483 trunk road leading to Chester and the NW motorway network.

Constructed: of stone beneath a re-tiled roof with a single storey flat roofed extension to one side elevation.

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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 expressively 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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Accommodation

On The Ground Floor:

Conservatory Entrance: 7' 8" x 7' 1" (2.34m x 2.16m) Of PVCu framed sealed unit double glazed construction with sliding patio doors to the front elevation. Ceramic tiled floor.

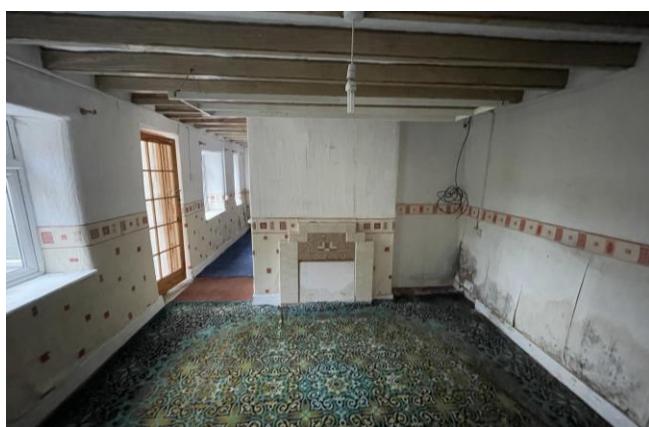
Living Room: 12' 4" x 11' 9" (3.76m x 3.58m) Open tiled fireplace. Two PVCu framed double glazed windows. Beamed ceiling.

Dining Room: 12' 2" x 11' 10" (3.71m x 3.60m) Open tiled fireplace. Beamed ceiling. PVCu framed double glazed window.

Kitchen: 11' 10" x 4' 9" (3.60m x 1.45m) Single drainer stainless steel sink unit with an electric hot water heater above. Electric cooker point.

Side Hall: 7' 5" x 3' 10" (2.26m x 1.17m) Part double glazed PVCu framed external door.

Bathroom: 9' 5" x 7' 2" (2.87m x 2.18m) Fitted three piece white suite comprising a panelled bath with an instant heat electric shower above, pedestal wash hand basin and low level w.c. Corner cylinder cupboard. Part tiled walls. Wall mounted electric convector heater. Ceramic tiled floor. Single brick thick external walls.





On The First Floor:

Landing: 9' 1" x 7' 1" (2.77m x 2.16m) PVCu framed double glazed window.

Bedroom 1: 11' 6" x 9' 9" (3.50m x 2.97m) PVCu framed double glazed windows to front and rear. Inter-communicating with:

Bedroom 2: 12' 2" x 11' 10" (3.71m x 3.60m) PVCu framed double glazed windows to front and rear.

Outside: Terraced front garden area. The property is approached via double gates from the side elevation leading to a Parking Area for several cars. Rear garden area.

Services: Mains water and electricity are connected subject to statutory regulations. Private drainage.

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

Viewing: By prior appointment with the Agents.

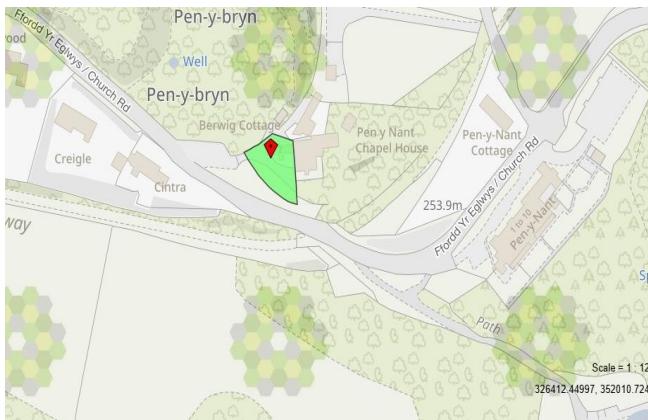
EPC: EPC Rating - 5|G.

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

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 £4,200 inclusive of VAT. For further details on fees payable, please consult the legal pack.

Directions: For satellite navigation use the post code LL11 3DD. Leave Wrexham on the A525 Ruthin Road continuing for about 3 miles into Coedpoeth. Pass through the village and just before arriving at the former Five Crosses Public House, take the left-hand turn signposted B5426 Minera. Continue into Minera and through the traffic calming measures by Minera School at which turn right before the bus stop and oak tree. Follow the road past the Tyn Y Capel Pub and Church, when the property will eventually be seen in an elevated position on the right opposite a property "Ti'r Na Nog" on the left.



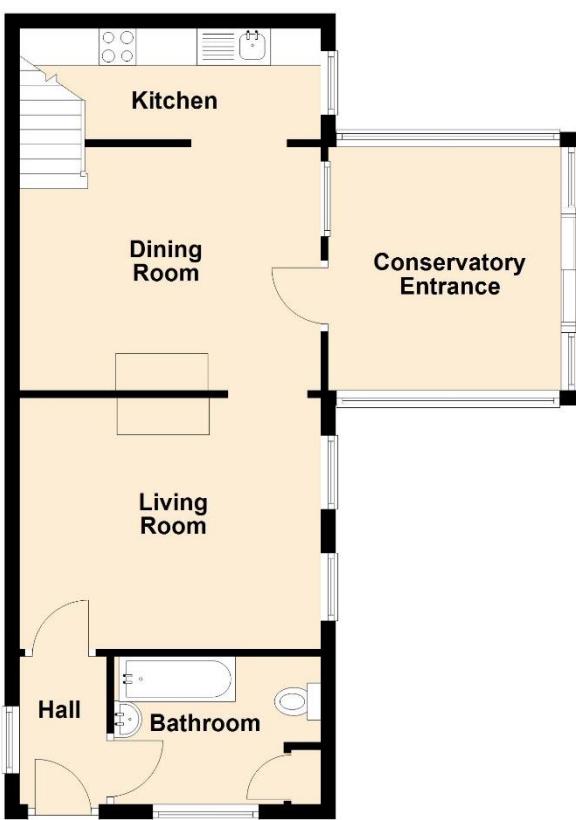


First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)

Ground Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



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