

Auction Guide Price Region £275,000

 3 Bedrooms

 1 Bathroom

Pen y Lan, Pontfaen, Chirk,
Wrexham LL14 5EN

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General Remarks

For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

An interesting and characterful detached residential dwellinghouse constructed of part sandstone and part brickwork elevations beneath a slate-clad roof. The property has later single storey additions including annexe-style accommodation for independent living with double garage having a further bungalow annexe to the rear. The property occupies wooded gardens and grounds together with an adjoining grazing paddock extending in total to approximately 1.67 hectares - approximately 4.12 acres. The paddock extends to approximately 1.48 acres and is divided from the main property by an area of sloping woodland including some fine specimens of yew, elm and oak. A rare opportunity providing excellent scope for refurbishment. EPC Rating – 2|G.



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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.

Accommodation

ANNEXE ENTRANCE:

Entrance Hall: 3' 3" x 3' 1" (0.98m x 0.94m)

Inner Hallway:

Annexe Bedroom: 13' 9" x 10' 8" (4.20m x 3.26m)

WC: 5' 10" x 5' 9" (1.77m x 1.74m)

Kitchen: 10' 0" x 7' 11" (3.04m x 2.41m)

MAIN ACCOMMODATION:

On The Ground Floor:

Snug: 14' 0" x 10' 7" (4.26m x 3.22m)

Living Room: 14' 7" x 13' 10" (4.45m x 4.22m)

Storeroom: 12' 2" x 7' 7" (3.70m x 2.31m)

Dining Kitchen: 15' 5" x 13' 3" (4.71m x 4.04m)

Utility Room: 16' 6" x 8' 1" (5.02m x 2.47m)

Wash House: 8' 4" x 7' 6" (2.53m x 2.28m)

WC: 6' 10" x 3' 10" (2.09m x 1.18m)

On The First Floor:

Landing: 9' 9" x 7' 5" (2.98m x 2.27m)

Bedroom 1: 14' 11" x 13' 11" (4.54m x 4.23m)

Bedroom 2: 13' 9" x 10' 8" (4.20m x 3.26m)

Bedroom 3: 13' 10" x 9' 10" (4.21m x 3.00m)

Bathroom:

ANNEXE (To Rear of Garage):

Kitchen: 14' 6" x 10' 4" (4.41m x 3.15m)

Living Room: 13' 8" x 10' 9" (4.16m x 3.27m)

Bedroom: 14' 6" x 10' 4" (4.41m x 3.15m)

Bathroom: 7' 5" x 7' 4" (2.27m x 2.24m)

Outside: The whole plot extends to approximately 1.67 hectares - approximately 4.12 acres (source: ProMap Ordnance Survey).

The land is situated predominantly on two levels. The house and outbuildings, driveway and gardens are on the upper level between which there is an area of sloping woodland leading to a Grazing Paddock on the lower level. The grazing paddock has its own vehicular access onto the highway and extends to approximately 1.48 acres.

The property is approached from the upper level via a gravel driveway along a tree-lined drive, which opens to a Parking and Turning Area.

Off this area is the Garage Block 6.76m x 5.89m.

Services: The property is understood to be connected to mains water and electricity subject to statutory regulations. Foul drainage is understood to be to a private tank situated in the forecourt to the front of the property.

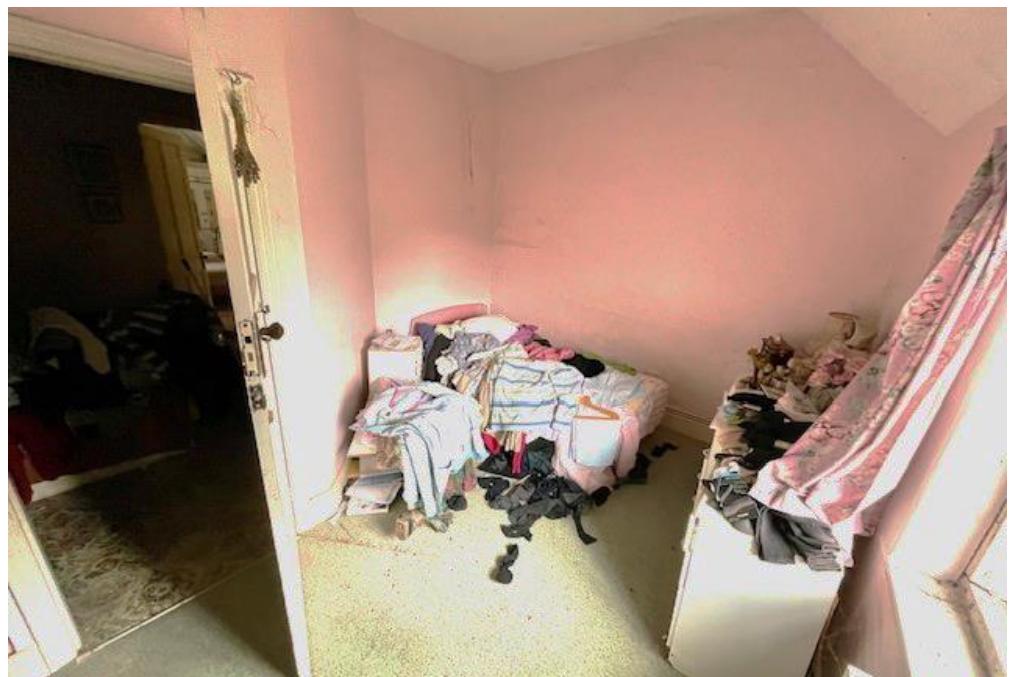
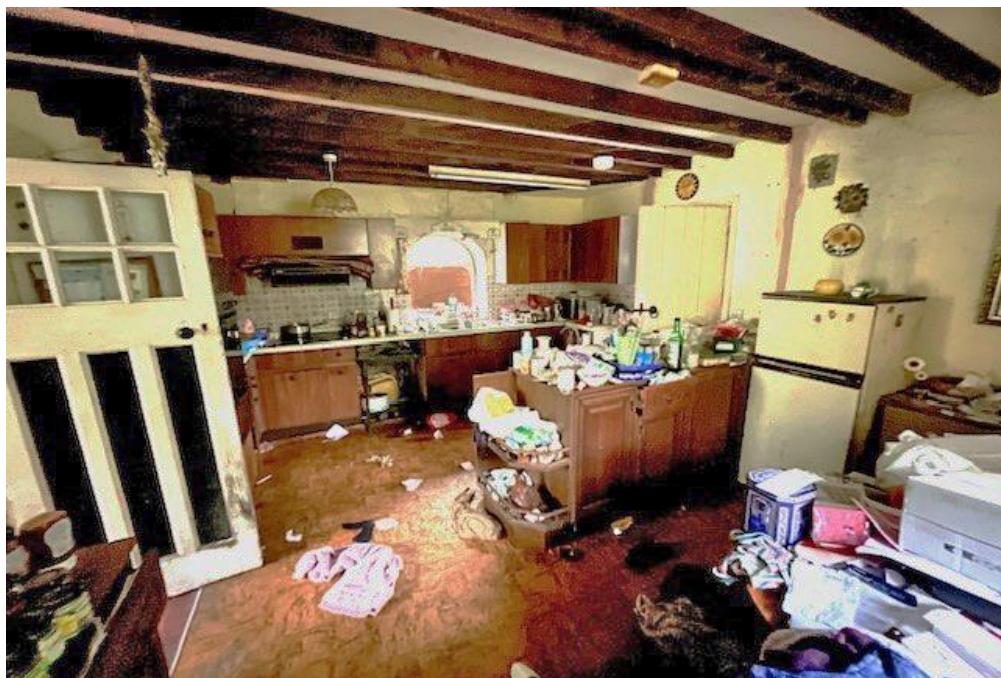
The property has an oil-fired central heating system to radiator outlets effected by a floor-mounted boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion.

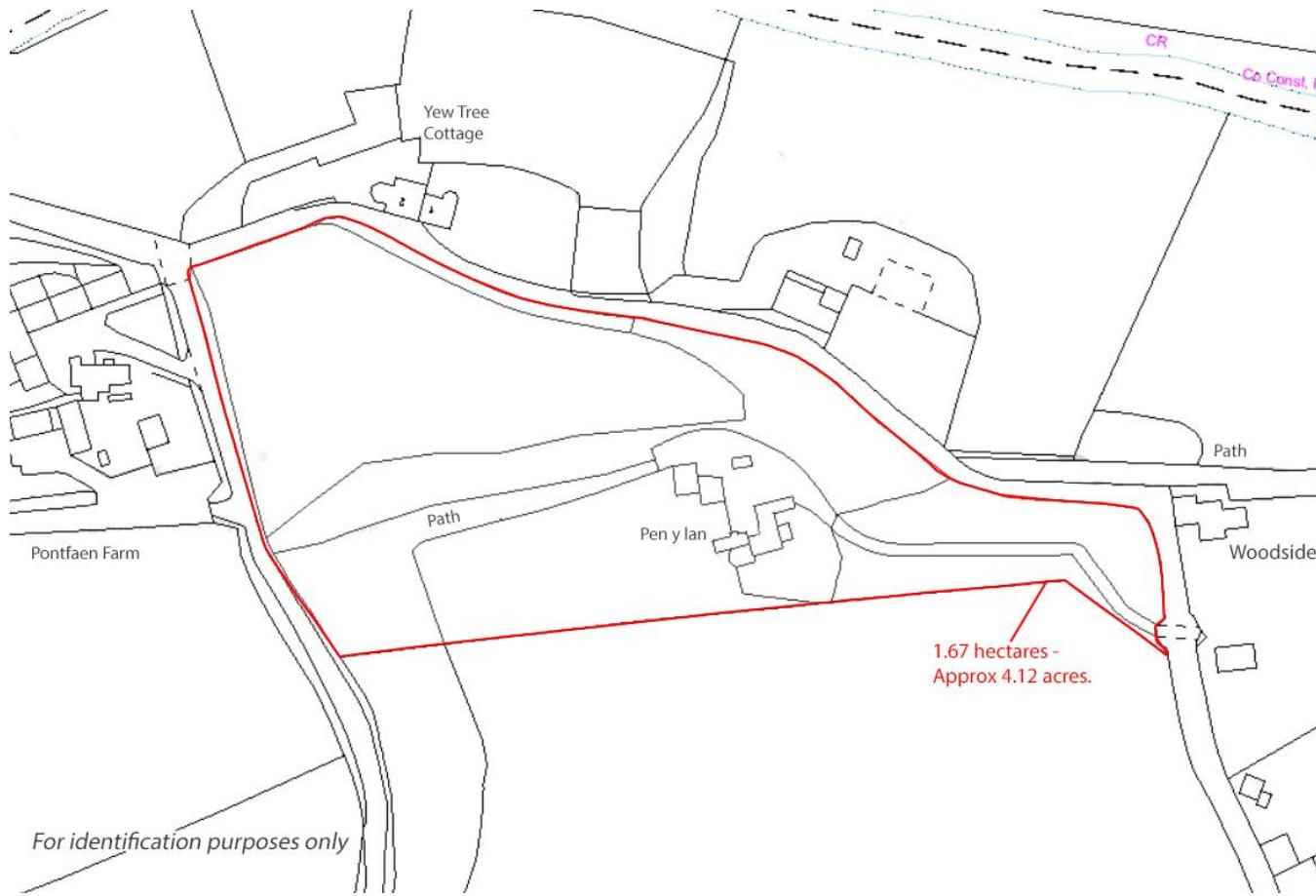
Method of Sale: The property is offered for sale by public auction. The auction will be held at The Lion Quays Resort, Oswestry on Thursday the 26th June 2025. The sale will commence at 2.00 pm. **NOTE: THE PROPERTY WILL BE SOLD "AS SEEN".**

Buyer's Premium: Please note that the purchasers will be responsible for paying a Buyer's Premium in addition to the purchase price set at 2.4% inclusive of VAT. For further details on fees payable, please consult the legal pack.









Vendor's Solicitor: Ms. Kaylee Evans of Lanyon & Bowdler, 39-41 Church Street, Oswestry, SY11 2SZ. Tel: 01691 670471.

Directions: From the centre of Chirk proceed along the B4500 signposted for Glyn Ceiriog. At the flat roundabout continue ahead following signs for Glyn Ceiriog and following the downward slope of the road to the valley floor at which turn left over the stone bridge. After passing over the bridge turn left and as the roadway bears to the right, turn left again when the sign reads "Except for Access". Proceed along the area of woodland and up the hill when the driveway to the property will be observed as the first on the right-hand side.

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