

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £65,000 to £75,000

60 Bran, Acrefair, Wrexham LL14 3HD

🛏 2 Bedrooms

🚿 1 Bathroom

60 Bran, Acrefair, Wrexham LL14 3HD



General Remarks

For sale by Public Auction at 2.00 pm on 5th December 2024 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

A spacious two double bedroom end terrace property which has had new floor coverings fitted and all of the walls have been freshly painted in neutral tones. The property is of non-standard construction but would make for an ideal family home or an excellent rental property with a potential income of £650 per calendar month as it currently stands. The living accommodation has PVCu double glazed windows and doors and also benefits from a "Worcester" combination boiler, and has a bathroom with white suite. Previously a rental property, it complies with all the Rent Smart Wales requirements which is another major selling point. Viewing advised.

Location: Acrefair lies on the A539 between Ruabon (2 miles) and Llangollen (6 miles). It lies within the Dee Valley and is close to the Aqueduct at Pontcysyllte, which is a UNESCO World Heritage Site. Ruabon has a Railway Station on the Chester/Shrewsbury line and is by-passed by the A483 dual carriageway with access-points to Wrexham (7 miles), Chester (16 miles) and the motorway network to the north with Oswestry, Shrewsbury and the M54 to the south. Nearby amenities include a Primary School, Shops and a choice of Pubs.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Wood-effect flooring. Storage cupboard.

Living Room: 15' 0" x 10' 4" (4.57m x 3.15m) PVCu double glazed window to the front elevation. Radiator.

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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 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.

Kitchen/Diner: 18' 1" x 7' 6" (5.51m x 2.29m) PVCu double glazed windows to the front and rear elevations. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit. Gas and electric points for cooker. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Wood-effect flooring. Radiator.

Rear Hallway: PVCu double glazed door to the rear elevation. Radiator. Wood-effect flooring. Space for a desk.

On The First Floor:

Landing: PVCu double glazed window to the rear elevation. Cupboard housing a "Worcester" combination boiler. Additional storage cupboard with radiator.

Bedroom 1: 12' 2" x 12' 0" (3.72m x 3.66m) PVCu double glazed window to the front elevation. Radiator.





Bedroom 2: 12' 1" x 10' 10" (3.68m x 3.29m) PVCu double glazed window to the front elevation. Radiator. Storage cupboard.

Bathroom: 6' 0" x 5' 9" (1.82m x 1.74m) PVCu double glazed window to the rear elevation. White two piece suite comprising a panelled bath and wash hand basin. Radiator. Wall tiling. Wood-effect flooring.

Separate WC: PVCu double glazed window to the rear elevation. Low level w.c. Wood-effect flooring.

Outside: There is a communal Car Parking Area within a short distance of the property. The front garden enjoys a good degree of privacy and is low maintenance. The enclosed rear garden combines a lawned section with a further Patio. There is also an outside Storage Shed accessed from the rear garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard on the Landing.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 68|D.

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

Method of Sale: The property will be offered by public auction on Thursday the 5th December 2024 at the Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

Buyer's Premium: Please note the purchasers will be responsible for paying the buyer's premium in addition to the purchase price set at £3,000 inclusive of VAT. For further details on fees payable, please consult the legal pack.

Solicitors: The solicitors acting are Nexa Law Ltd, Office 1, The Church Offices, Salop Road, Oswestry, SY11 2NR (Ref: Mr Michael Keeling). Tel: 01691 655060.

Directions: For satellite navigation purposes use the post code LL14 3HD. From Wrexham proceed on the A483 in the direction of Oswestry continuing for approximately four miles until eventually taking exit 1 - the A539 Llangollen turning. At the first roundabout turn right, straight across at the second and then take the third exit at the next roundabout by Aldi. Proceed up the hill and take the second turning on the left into Hampden Road. At the T junction turn left, which is also Hampden Road, and then take the third turning on the right into Bran. Follow the road down as it turns to the right and the property will be observed on the left-hand side of the communal car park.



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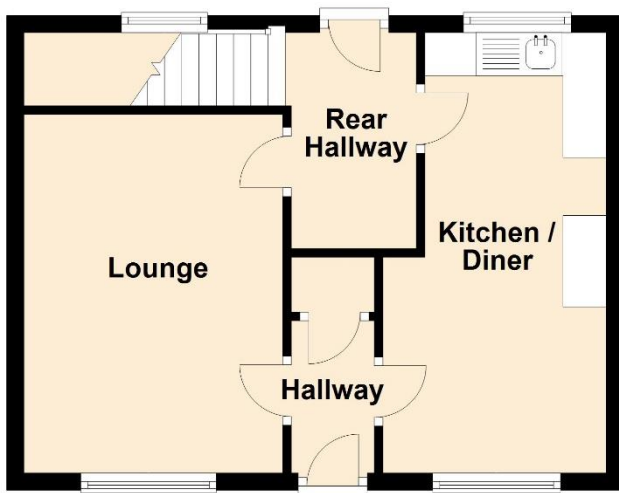
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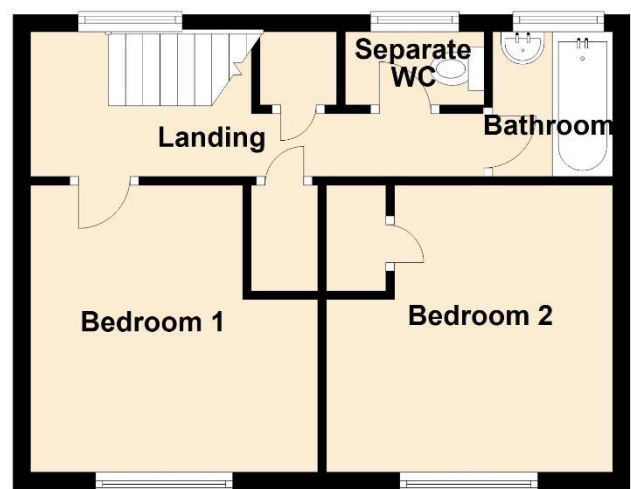
Ground Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



First Floor

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