

4 Bridge Terrace

MM10835



Treuddyn

STARTING BID

£125,000

4 Bridge Terrace, Treuddyn, CH7 4LL

Being sold via Secure Sale online bidding. Terms & conditions apply.

STARTING BID £125,000

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DESCRIPTION: Situated in a popular and sought after village location is this generous size 3 double bedroom end terraced property which has family living accommodation to briefly comprise entrance hall, lounge, modern fitted kitchen with integrated appliances, dining area and to the first floor there are 3 double bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating (LPG) and UPVC double glazing and externally there are gardens and off road parking. **VIEWING RECOMMENDED.**

FREEHOLD COUNCIL TAX BAND C

GEORGE A MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the agents Mold office turn left and proceed to the traffic lights taking a left turn into Wrexham Street. Continue out of town and over the roundabout and at the junction with the Wrexham Road take a right turn and proceed into Pontblyddyn. After the garage on the right turn right for Corwen and proceed through Coed Talon and on into Treuddyn and the property will be noted on the left hand side opposite the turning for the village noted via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to village amenities, Mold/Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed (LPG).

ENTRANCE HALL: Stairs rising to first floor. UPVC front entrance door.

LOUNGE: 20' x 13' (6.1 m x 3.96m) 2 Panelled radiators. Understairs storage.



KITCHEN: 13' 3" x 9' 6" (4.04m x 2.9m) Panelled radiator. The kitchen is fitted with a range of modern wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, oven and fridge freezer. Cupboard housing wall mounted gas boiler. UPVC rear entrance door.



DINING AREA 12' 9" x 11' 7" (3.89m x 3.53m) Panelled radiator. Wood effect floor covering.



STAIRS AND LANDING: Panelled radiator. loft access.

BEDROOM 1: 12' 3" x 9' 10" (3.73m x 3m) Panelled radiator. Built in storage. Window to front of property.



BEDROOM 2: 12' x 11' 8" (3.66m x 3.56m) Panelled radiator. Built in storage. Window to front of property.



BEDROOM 3: 13' 5" x 9' 1" (4.09m x 2.77m) Panelled radiator. Sky light. Window to rear of property.



BATHROOM: Chrome style towel rail. Fitted 4 piece white suite comprising wc, wash hand basin, panelled bath and large shower cubicle with fitted shower.



OUTSIDE: Externally there are raised enclosed gardens to the rear with an open pleasant aspect. Off road parking to the side with a shared pedestrian access to the rear.

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

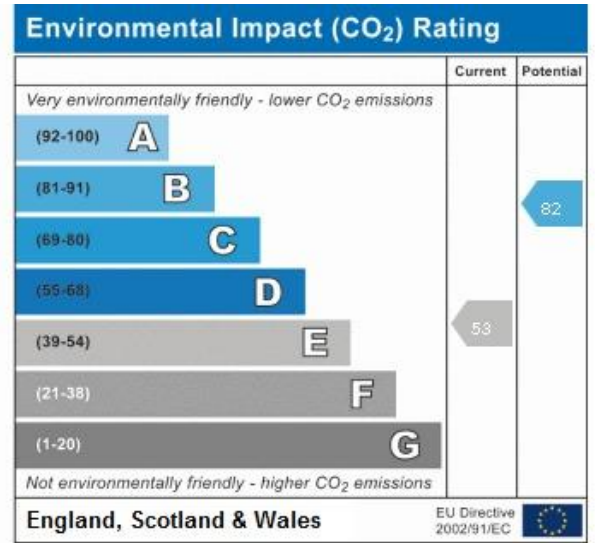
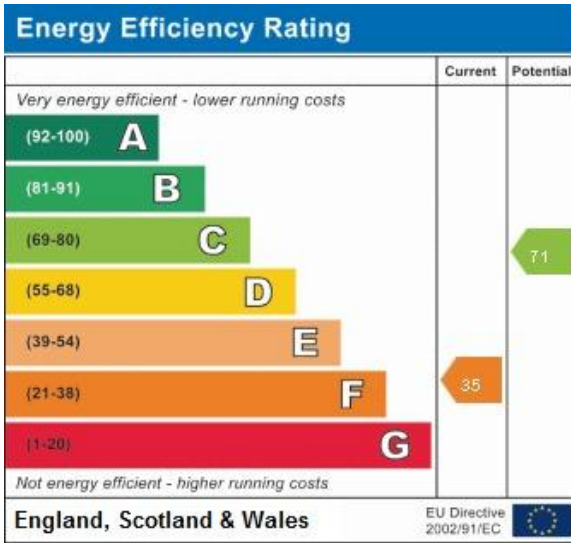
Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

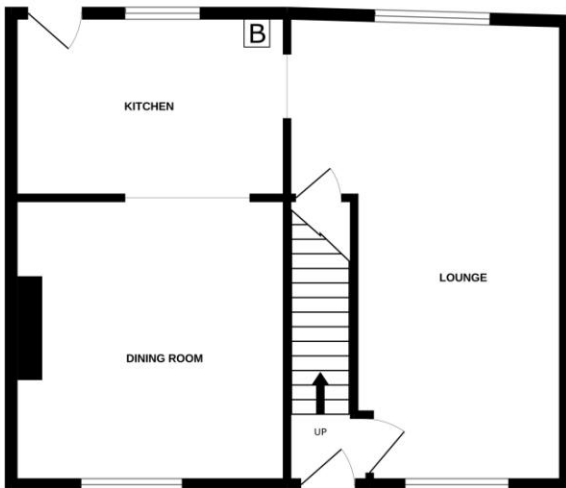
1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.



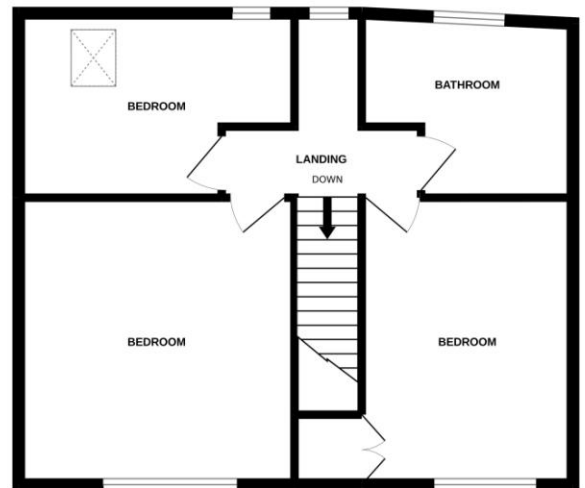
Address:

4 Bridge to the Ffordd Corwen, 9u <TTFc >uW, Flintshire CH7 4LL

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey
2. **Auctioneers Additional Comments**
3. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
4. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
5. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
6. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
7. The property is being sold via a transparent online auction.
8. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
9. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
10. A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments**
11. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
12. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.