



**TOWN &
COUNTRY**

PROPERTY AUCTIONS

**Colwyn Crescent
Rhos On Sea**

Guide Price £90,000+



UNCONDITIONAL LOT - BUYERS PREMIUM APPLIES

**GUIDE PRICE £90,000+. FOR SALE BY PUBLIC AUCTION JUNE 30TH 2016 AT ST DAVIDS PARK HOTEL EWLOE.
REGISTRATION 6.30PM**

For Legal pack contact info@townandcountrywrexham.com labelling 'legal pack request.'

A TWO BEDROOM FIRST FLOOR APARTMENT WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND THE BEACH.

Imperial Buildings, King Street, Wrexham, LL11 1HE

Tel: 01978 291345

Email: info@townandcountryestateagents.com

Unconditional Lot - Buyers Premium Applies

Upon the fall of the hammer, the Purchaser shall pay a deposit and a 3%+VAT (subject to a minimum of £3,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Entrance

Side entrance with UPVC double glazed door and frosted glass, electric socket, wooden side aspect window, ceiling smoke alarm, two spotlights, wooden door with frosted safety glass opening onto garden.

Stairway

Stairway with balustrade handle leads to first floor.

Landing

Side aspect UPVC double glazed window, light, loft hatch, cupboard with electric meters, doors to lounge, kitchen, bathroom and two bedrooms.

Lounge

16'2 x 13'2(4.93m x 4.01m)

Front aspect UPVC double glazed window, living flame gas fire with marble hearth & wooden surround, 2 double sockets, TV aerial, 4 wall lights, double radiator, light switch and dimmer switch/thermostat switch.



Kitchen

7'4 x 8'8(2.24m x 2.64m)

A range of wall and base units with oak veneer doors. Granite effect work top. Integrated gas hob and electric oven, cooker hood above. Worcester combi boiler, space for washing machine and fridge freezer, stainless steel sink & drainer, dado rail, vinyl floor, radiator. Rear aspect UPVC double glazed window.



Bedroom 1

12' x 10'8(3.66m x 3.25m)

Rear aspect UPVC double glazed window, radiator, 3 double electric sockets.



Bedroom 2

11' x 9'3(3.35m x 2.82m)

Front aspect UPVC double glazed window, radiator, 3 electric sockets.



Bathroom

6'11 x 5'5(2.11m x 1.65m)

Original cast iron bath & taps. Triton electric shower over, curtain. Armitage sink, original taps. W.C. Vinyl floor, roller blind.



Rear Garden

Fence boundary, decorative slate area, patio area brick built shed, electric sockets, shelving.



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To Make an Offer

TO MAKE AN OFFER

If you would like to make an offer please contact the Office and one of the Team will

assist you further.

Special Auction Conditions

Special Notes

Any interested bidders MUST refer to our auction catalogue and terms of sale. Please refer to
www.

[townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk)

Guide Prices and Reserve Prices

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Hours of Business

Monday to Friday - 8.30 am - 5.30 pm

Saturday - 9.00 am - 4.00 pm

Sunday - CLOSED

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



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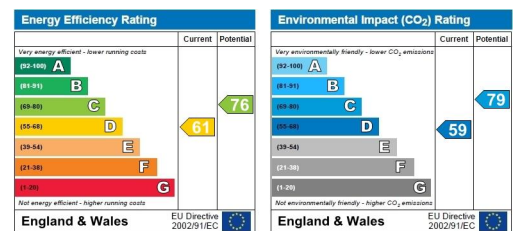
Tel:

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Ground Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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