

LOT

6

By order of the Executors

1 Llys Enfys, Gwernymynydd, Mold, Flintshire CH7 5NB

**GUIDE PRICE £100,000\*****DETACHED DWELLING WITH GARAGE IN NEED OF UPDATING**

Gwernymynydd is a village in Wales surrounded by beautiful views. Rail services can be found within five miles at Buckley. The motorway network is accessible and the market town of Mold is within close proximity. The property is a three bedroom detached dwelling in need of complete updating and modernisation throughout. There is good sized living accommodation and gardens. The dwelling has a garage with its own driveway and is located in a popular residential location. This lot which is sold with vacant possession will be of interest to investment buyers and owner occupiers. **Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. Any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**

#### ACCOMMODATION

Hall, Reception Room, Kitchen, Landing, Bedroom one, Bedroom two, Bedroom three, Bathroom, Garage, Garden.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Flintshire County Council

Council Tax Band E

EPC pending

#### VIEWING TIMES

Wednesday 4th September @ 11–11.30am

Saturday 7th September @ 12 noon–12.30pm

Wednesday 11th September @ 11–11.30am

Saturday 14th September @ 12 noon–12.30pm

STARTING BID

FINAL BID

NOTES

 SOLD UNSOLD SOLD PRIOR WITHDRAWN