



**Avondale Pentre Lane, Gronant,
Denbighshire, LL19 9TP**

AUCTION GUIDE PRICE £115,000



EPC - E45 Council Tax Band - C Tenure - Freehold

Pentre Lane, Gronant

2 Bedrooms - Bungalow - Detached

AVAILABLE FOR SALE VIA THE MODERN METHOD OF AUCTION.

This detached bungalow offers a fantastic opportunity for those seeking a renovation project. Situated on a generous plot, this property is in need of a full refurbishment throughout, allowing for complete customisation to suit personal tastes. The bungalow features two bedrooms, one with potential for an En-suite, living room, kitchen and a bathroom. Located in a village setting. Ideal for investors ready to take on a project.



Accommodation

Entrance Hallway

4'4" x 3'4" (1.34m x 1.04m)

Shower Room

4'5" x 11'8" (1.35m x 3.58m)

Kitchen

9'4" x 11'0" (2.86m x 3.37m)

Living Room

12'7" x 11'1" (3.84m x 3.39m)

Hallway

22'3" x 3'5" (6.80m x 1.05m)

Bedroom One

10'11" x 11'0" (3.34m x 3.37m)

Office

4'1" x 10'11" (1.26m x 3.35m)

Bedroom Two

10'11" x 11'1" (3.34m x 3.38)

Garage

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding.

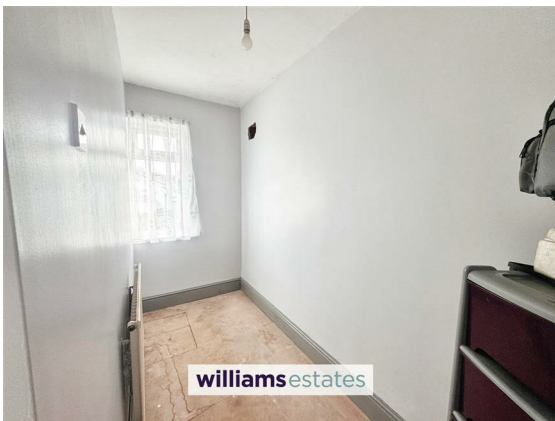
The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT.

This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the



purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





Floor Plan

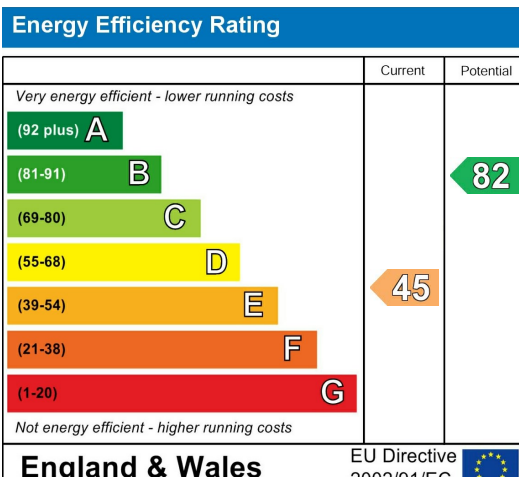
Floor area 72.1 m² (776 sq.ft.)

TOTAL: 72.1 m² (776 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that 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.



Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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