



Llandyrnog, Denbig LL16 4HB By Auction £120,000

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Brookside is a two-bedroom semi-detached cottage in need of significant renovation, there is some cracking to the exterior. The property is vacant and has no onward chain. Situated on a good-sized plot in the thriving village of Llandyrnog with a local pub, village shop and post office. The property briefly comprises lounge, kitchen, snug, two bedrooms and bathroom. A driveway provides ample off-road parking with a private and sunny aspect front and rear gardens.

- Two Bedroom Cottage
- Popular Village Location
- Ample Off Road Parking
- Council Tax Band C
- In Need Of Renovation
- Gardens To Front & Rear
- Tenure: Freehold
- No Onward Chain



Lounge

4.25 x 3.43 (13'11" x 11'3")

A hardwood front door leads you into this cosy lounge with a central feature fireplace housing an electric fire, a uPVC double-glazed window overlooks the front of the property with space under the stairs for storage, a door leads you into the kitchen and stairs lead you up to the first floor.

Kitchen

3.31 x 3.65 (10'10" x 11'11")

A good-sized kitchen offering a range of wooden units with laminate worktops and a stainless-steel sink. Spaces for a fridge freezer and an electric cooker, with a central feature fireplace housing an electric fire, storage cupboard, and a uPVC window and door leading into the snug.

Snug

4.78 x 2.62 (15'8" x 8'7")

Having two double-glazed windows overlooking the side of the property with storage cupboard, WC, power points and a door leading out to the rear garden.

Landing

A bright landing with uPVC window overlooking the side of the property having a hatch accessing the loft, a storage cupboard sitting over the stairwell and doors leading into all rooms.

Master Bedroom

3.28 x 3.46 (10'9" x 11'4")

A spacious double bedroom with carpeted flooring, a built-in storage cupboard over the stairs and a uPVC window enjoying views of the front garden.

Bedroom 2

3.32 x 2.44 (10'10" x 8'0")

A spacious bedroom with carpeted flooring and a uPVC window overlooking the private rear garden.

Bathroom

1.69 x 2.35 (5'6" x 7'8")

Offering a white three-piece suite comprising W.C., pedestal hand wash basin, panelled bath with shower attachment over, fully tiled walls, and a uPVC double-glazed window with privacy glazing overlooking the side of the property.

Outside

The property is approached via a good-sized driveway offering ample off-road parking. The front and rear garden offers brilliant potential situated on a good-sized plot with a private sunny aspect.

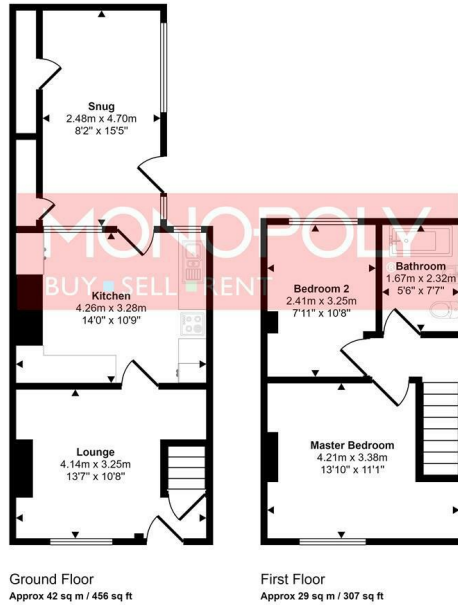




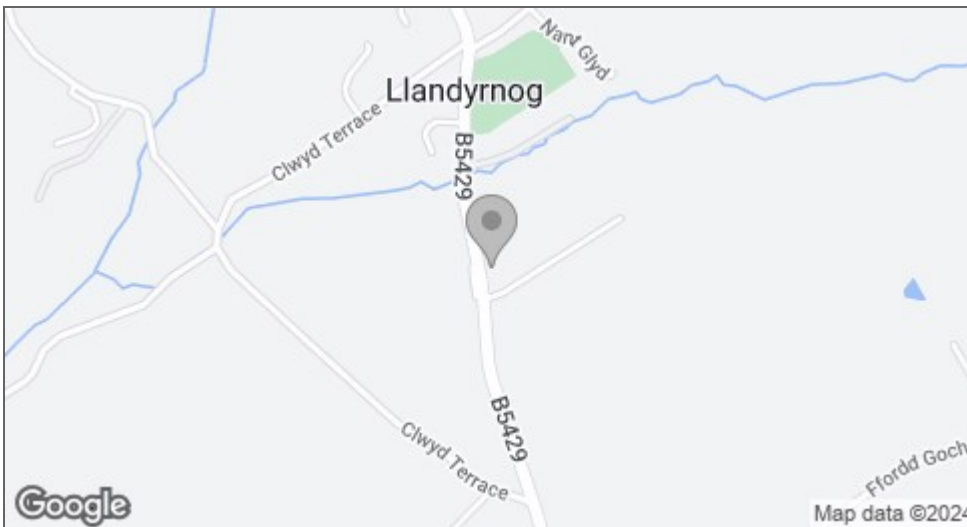




Approx Gross Internal Area
71 sq m / 763 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G		8	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

