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# Wingetts

More than just estate agents

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## Avondale & Minafon , Llangollen, LL20 7YY

**Price £825,000**

A rare opportunity to purchase a pair of semi detached cottages dating back to the 1800s and set in a large plot adjoining the River Dee, offering stunning countryside panoramic views with the rolling welsh hills as a backdrop, situated in the delightful hamlet of Rhewl. Both properties are currently utilised as profitable holiday lets with a large proportion of returning guests and easily meeting the Welsh legislated minimum 182 night rule (accounts available on request). The properties offer versatile use and offer additional scope with the large gardens which run to the rivers edge.

Avondale is a charming four bedroom cottage briefly comprising lounge with wood burner, spacious family dining room, fitted kitchen with pantry, extended side covered entrance with outdoor shower room, Four good sized bedrooms and modern bathroom suite, terrace to rear with wood fired hot tub and drive to front. Minafon is equally as charming, retaining many original features and briefly comprises open aspect lounge/dining room, kitchen with utility off and ground floor bathroom. The first floor has two double bedrooms and shower room. Patio to rear with wood fired hot tub, driveway to front. NO CHAIN

## Location

Located walking distance of the Sun Inn public house in the picturesque hamlet of Rhewl which lies only 4 miles from the bustling riverside tourist town of Llangollen. Llangollen is famous for its Eisteddfod and year round festivals and offers a range of restaurants, bars and coffee shops, some unique craft outlets and for the more adventurous it is host to a number of water sports from white water rafting to canoeing. Younger guests often enjoy the trips on horse drawn barges along the canal and rides on the local steam train. From this point the whole of the Snowdonia National Park is easily accessible as well as the commercial and industrial centres surrounding Wrexham, Chester and Oswestry.

## Avondale

Avondale was originally used as a double height Chapel for the local community and retains its original double opening front doors and chapel wall and railings at the front of the properties. In 1904 the congregation outgrew Avondale, a new chapel was built closer to the centre of Rhewl and the building was converted into a house. The original large timbers for the double height roof can still be seen. A delightful four bedroom cottage briefly comprising lounge with wood burner and beamed ceiling, spacious family dining room with quarry tiled floor and beams to ceiling, fitted kitchen with pantry, extended side covered entrance with outdoor shower room, Four good sized bedrooms and modern bathroom suite. Driveway to front with parking, raised paved terrace to rear with wood fired hot tub and spectacular views from which to enjoy undercover outdoor entertaining.

## Minafon

Minafon was originally built and used as the school house for the families living in the area from the 1800s until 1904 when the school was moved and the building was converted into a house. The accommodation blends character features with modern day comforts and briefly comprises a well appointed fitted kitchen, dining room with staircase to 1st floor, lounge with log burner set within chimney breast, utility room and ground floor bathroom. The first floor includes two double bedrooms and a shower room. Externally, there is private parking for two cars and south facing lawned garden with patio areas and wood fired hot tub, taking full advantage of the picturesque setting.

## Grounds

The extensive grounds are mainly lawned with patio and BBQ areas throughout, stocked borders and tree lined to the rear and side for privacy. The current vendors have carried out extensive work to the grounds to create the current outdoor space, which has further potential for business or leisure use. The River Dee sits at the bottom of the garden offering an ideal spot for fishing or water activities. Both properties benefit from a newly installed and shared water treatment plant (fully compliant with current regulations)

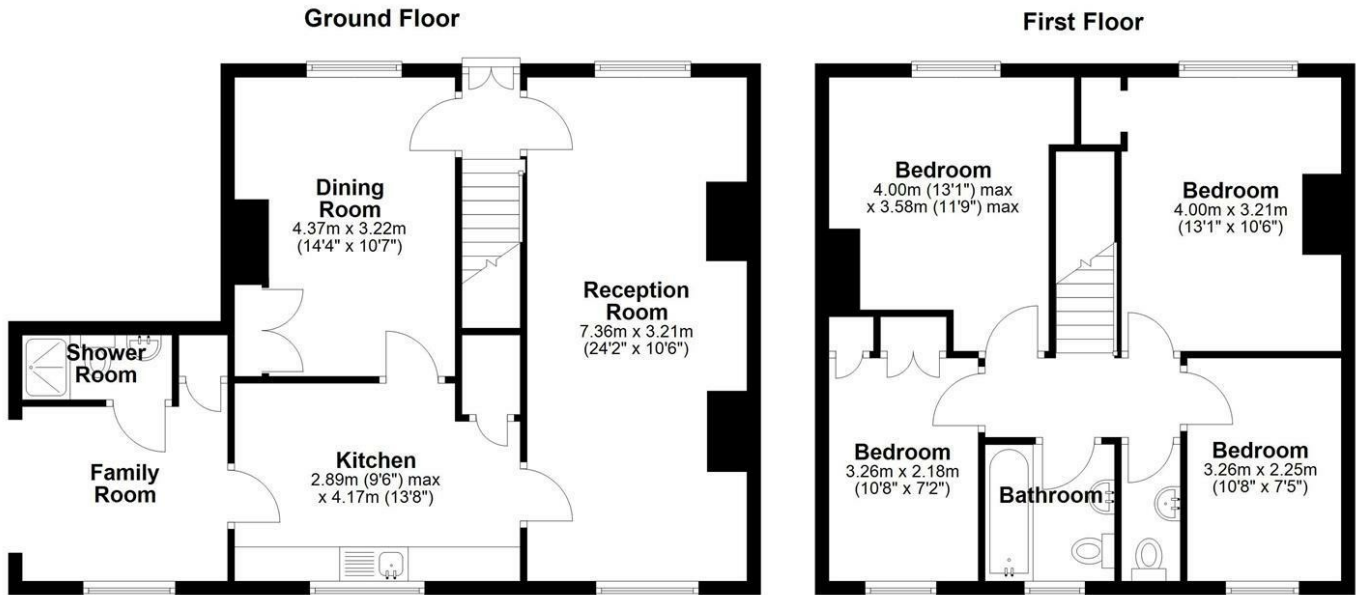
## EPCs

Avondale - <https://find-energy-certificate.service.gov.uk/energy-certificate/3234-0426-2300-0187-9292>

Minafon - <https://find-energy-certificate.service.gov.uk/energy-certificate/3234-0426-2300-0187-9292>



# Floor Plan

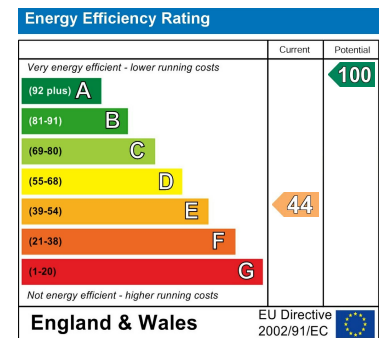


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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