



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Bryn Alyn Cottage , Flintshire CH7 5HF

- Stunning Rural Location
- Large Garage 1.21 Acres
- Large Gardens and Paddock
- For Sale By Public Auction
- Detached Bungalow
- Off Road Parking
- In need of Renovation
- Tuesday 24th June 2025 6:30pm



**\*\* Open Evening Thursday 5th June - please call 01745812127 to book \*\***

Bryn Alyn Cottage occupies a convenient location and enjoys scenic views over The Clwydian Range. The property is currently in need of complete renovation and benefits from a private location and ample grounds abutting open countryside.

The cottage comprises of kitchen, dining room, lounge, bedroom and bathroom and offers great scope for future development.

The gardens are generous and can provide spacious lawns to the front and side of the property, together with mature trees and shrubs.

**NO FORWARD CHAIN**

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at THE WHITE HOUSE, HOLYWELL ROAD, RHUALLT, LL17 0AW, on TUESDAY 24th JUNE 2025 at 6.30PM (subject to conditions)

### ACCOMMODATION

The accommodation comprises of

#### KITCHEN

14'7" x 11'5" (4.462 x 3.499)

A good range of base and eye level units and window to front and side elevation

#### UTILITY ROOM

7'5" x 4'7" (2.278 x 1.400)

#### BATHROOM

7'5" x 7'5" (2.278 x 2.285)

#### DINING ROOM

21'1" x 12'2" (6.443 x 3.722)

Stone fire place, window to front and rear elevation

#### LOUNGE

13'5" x 12'10" (4.108 x 3.931)

Stone fire place, window to front and rear elevation

#### STORAGE ROOM

9'1" x 5'8" (2.789 x 1.750)

#### BEDROOM

14'8" x 11'2" (4.473 x 3.408)

window to front elevation.

### GARAGE

20'6" x 19'1" (6.266 x 5.838)

Spacious garage with concrete floor, up and over door and door to rear.

### GARDENS AND GROUNDS

The property sits in generous grounds and offers mature trees, shrubs and lawned areas. Ample space for parking a number of vehicles and a private entrance, The garden offers versatility of use for nay incoming purchaser.

### SERVICES

EPC: D

Council Tax Band: C

Private Drainage

Mains water and electric

### CONTRACT OF SALE

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

### VENDORS SOLICITERS

Lara Barton of Hunters Law LLP, 9 New Square, Lincoln's Inn, London WC2A 3QN

T +44 (0)20 7412 0050 E info@hunterslaw.com

### PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

### VIEWINGS

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

### MISREPRESENTATION ACT (D)



Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2 All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





