

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £150,000

The Laurels, Bourne Terrace, Froncysyllte,
Llangollen LL20 7ST

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

For sale by public auction on the 20th June 2024 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry SY11 3EN.

A traditionally constructed detached residential bungalow for upgrading and refurbishment, occupying an elevated position within the village of Froncysyllte on the fringe of the Dee Valley World Heritage Site of Pontcysyllte Aqueduct. The bungalow has flexible accommodation with two double bedrooms and box room, and spacious living room and dining kitchen. Parking and garage. Gardens to front. Outhouse/utility. EPC Rating – 34|F.

Accommodation

Entrance Hall: 13' 1" x 6' 6" (3.98m x 1.97m)
Approached through a traditional part-glazed door. Matching side and upper reveals. Radiator. Picture rail. Smoke alarm. Coved finish to ceiling.

Living Room: 14' 1" x 13' 8" (4.28m x 4.17m)
Radiator. Picture rail. Wall-light points. Tiled fireplace and hearth with open fire. Radiator. Bay window. Television aerial point.

Dining Kitchen: 12' 0" x 10' 6" (3.65m x 3.21m)
Stainless steel single drainer sink unit set into fitted range of light oak effect base and wall cabinets set beneath laminate granite-effect topped work surfaces. Drawer pack. Space for cooker. Space with plumbing for automatic washing machine. Space for fridge/freezer. Radiator. Wall mounted gas-fired central heating boiler.

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Covered Rear Porch: 8' 3" x 3' 10" (2.51m x 1.16m)

Utility Room/Former Outhouse: 6' 11" x 6' 9" (2.12m x 2.07m)

Bedroom 1: 14' 1" x 12' 2" (4.30m x 3.71m)
Radiator. Picture rail. Bay window.

Bedroom 2: 12' 6" x 12' 0" (3.81m x 3.66m)
Radiator. Picture rail.

Box Room/Storeroom: 7' 11" x 5' 6" (2.42m x 1.67m) Radiator. Loft access-point.

Shower Room: 7' 11" x 6' 11" (2.41m x 2.12m)

Fitted with a two piece white suite comprising low flush w.c. and pedestal wash hand basin. Friction floor with wet shower and electric shower over. Tiling to shower area with half tiling to remaining walls. Radiator.

Outside: The property occupies a sloping plot with garden areas predominantly to the front elevation with steps leading up to the front door. The front door is approached via a pedestrian access. At the rear there is a Parking Driveway leading to a pre-cast sectional Garage.





Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted boiler situated in the kitchen.

Tenure: Freehold. Vacant Possession upon Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Method of Sale: The property will be offered for sale by way of Public Auction at The Lion Quays Hotel, Oswestry on the 20th of June 2024. The sale will commence at approximately 2.00 pm. A legal pack will be available for inspection from the Agents no later than two weeks prior to the sale date.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the eventual sale price inclusive of VAT. For further details on fees payable please consult the legal pack.

Solicitors: Gittins MacDonald, 12 Grosvenor Road, Wrexham, LL11 1BU. (Tel: 01978 366665).

Directions: Leave Llangollen on the A5 in the direction of Chirk entering the village of Froncysyllte. After entering the village and passing The Aqueduct Inn on the left-hand side, continue past Froncysyllte Post Office on the right before taking the next right-hand turning onto Woodlands Grove. Bourne Terrace will be observed on the right-hand side, when the bungalow will be approached as the next on the right (behind the hedge).

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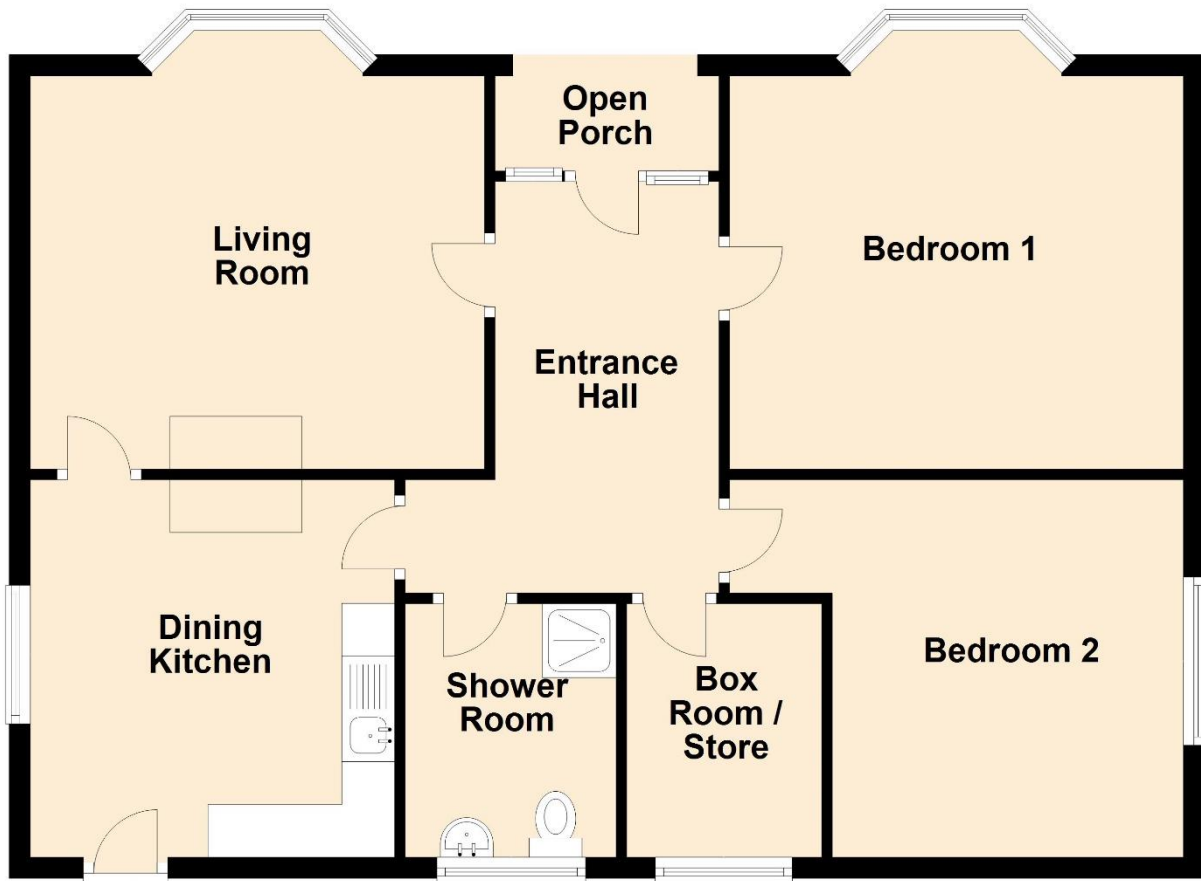
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Ground Floor

Approx. 81.4 sq. metres (876.7 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.