

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £125,000

Llys Llewelyn, Blackwood Road, Garth,
Llangollen LL20 7YL

🏠 3 Bedrooms

🚿 1 Bathroom

Llys Llewelyn, Blackwood Road, Garth, Llangollen LL20 7YL



General Remarks

For sale by public auction on the 26th September 2024 at 2.00 pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Standing within grounds extending to approximately 1.6 acres this three bedroom detached bungalow is in need of a complete scheme of modernisation but there is also the potential to build a replacement dwelling, subject to the necessary planning consents. Commanding far reaching views over the Dee Valley the property is tucked away down a private lane at the top of Garth and internally briefly comprises an entrance porch, hallway, living room, breakfast room, kitchen, three bedrooms and a bathroom. Opportunities like this rarely come to market and an early viewing is recommended. EPC Rating - 25|F.

Location: The property is located on the outskirts of the desirable village of Garth and boasts delightful views of the picturesque Dee Valley. The property is ideally placed with commuter links to the nearby A539 providing easy access to the nearby city of Wrexham and the towns of Llangollen and Oswestry, as well as the larger centres of Chester and Shrewsbury beyond. The nearby village of Trevor is well serviced by public transport with regular bus links passing through the village and the nearest Train Station being located approximately 2.5 miles away in the village of Ruabon.

Accommodation

On The Ground Floor:

Entrance Porch: Wooden door to the side elevation. Window to the rear elevation. Tiled floor.

Hallway: Wooden door to the front elevation. Electric storage heater.

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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.

Living Room: 12' 9" x 12' 6" (3.88m x 3.81m) PVCu double glazed bay window to the front elevation. Window to the side elevation. Feature fire surround.

Breakfast Room: 12' 5" x 8' 3" (3.79m x 2.51m) Wooden framed window to the side elevation. Tiled fire surround. Storage cupboard.

Kitchen: 6' 7" x 5' 5" (2.01m x 1.66m) window to the rear elevation, electric point for cooker, sink.

Bedroom 1: 12' 4" x 10' 4" (3.75m x 3.16m) PVCu double glazed bay window to the front elevation.

Bedroom 2: 12' 4" x 10' 5" (3.77m x 3.18m) Wooden framed window to the side elevation.

Bedroom 3: 12' 5" x 6' 9" (3.78m x 2.05m) Window to the rear elevation.

Bathroom: 6' 8" x 6' 7" (2.02m x 2.00m) Window to the rear elevation. Three piece suite of panelled bath, low level w.c. and pedestal basin.

Viewings: By prior appointment with the Agents.

Method of Sale: The property will be offered for sale by Public Auction on Thursday the 26th September 2024 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.





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 3% inclusive of VAT. For further details on fees payable, please consult the legal pack.

Buyer's Solicitor: Gough-Thomas and Scott (Ref: Jenny Morris) of 1 Salop Road, Oswestry, SY11 2NR. Tel: 01691 655600.

Directions: For satellite navigation use the Post Code LL20 7YL. Leave Llangollen on the Wrexham Road continuing into the village of Trevor. Take the left-hand turning signposted Garth and ascend the hill. After passing the School on the right-hand side take the left-hand turn shortly afterwards onto Blackwood Road. The lane providing access to the property will be observed on the left hand side of the road after approximately 400 metres.

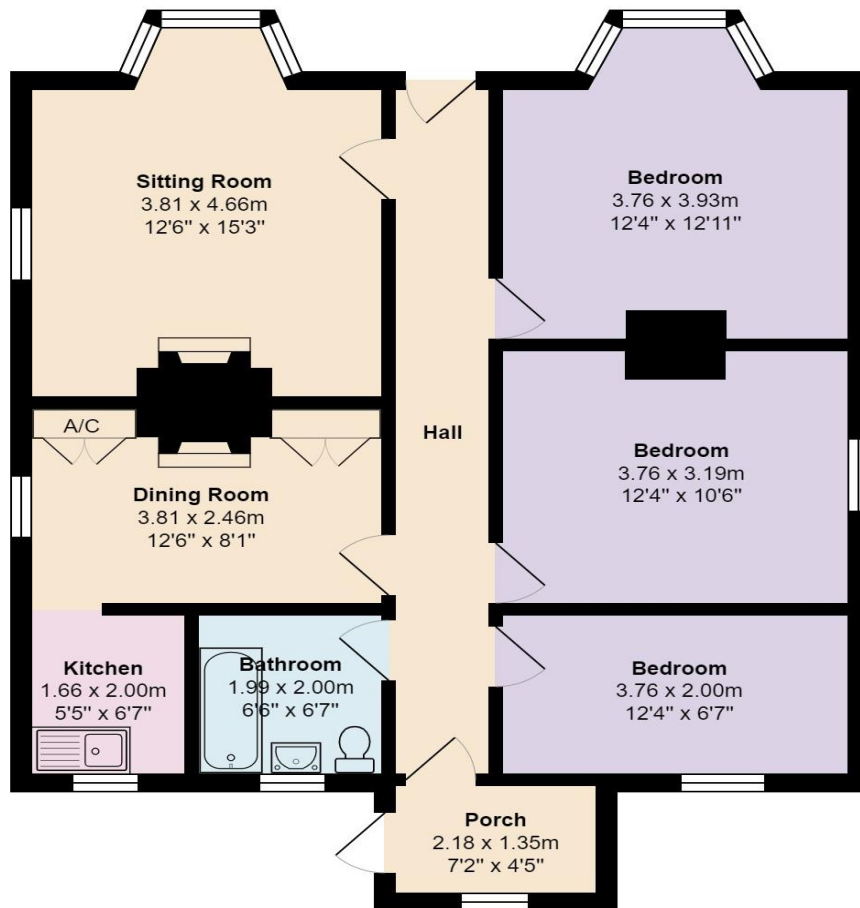
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