



BOWEN
PROPERTY SINCE 1862

Auction Guide Price £80,000-£90,000

3 Bedrooms 1 Bathroom

Minera, High Street, Glyn Ceiriog,
Llangollen LL20 7EH

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General Remarks

For sale by Public Auction on the 26th June 2025 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Nestling within easy walking distance of the centre of the village, this two/three bedroom semi-detached cottage boasts numerous character features including a beamed ceiling and an exposed brick chimney breast in the living room and also benefits from a kitchen/diner together with an upstairs bathroom. Internally the property briefly comprises a kitchen/diner with a stable door, living room, landing, main bedroom, further bedroom, home office/third bedroom and a bathroom with a white suite. EPC Rating - 48|E.

Accommodation

On The Ground Floor:

Kitchen/Diner: 14' 1" x 10' 5" (4.30m x 3.17m) Wooden double glazed stable door to the side elevation. PVCu double glazed window to the side elevation. Base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for range-style cooker. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Tiled floor. Radiator.

Living Room: 15' 0" x 12' 0" (4.57m x 3.66m) PVCu double glazed window to the side elevation. Radiator. Exposed brick chimney breast with inset wood-burner. Beamed ceiling. Built-in shelving.

On The First Floor:

Landing: Wooden double glazed sky-light to the side elevation. Attic hatch.

Bedroom 1: 11' 11" x 10' 11" (3.64m x 3.34m) maximum. PVCu double glazed window to the side elevation. Radiator. Feature fire surround.

Bedroom 2: 12' 0" x 6' 9" (3.65m x 2.05m) PVCu double glazed window to the side elevation. Radiator. Built-in shelving.

Home Office/Bedroom 3: 7' 9" x 5' 11" (2.37m x 1.81m) Wooden framed sky-light to the rear elevation. Radiator.

Bathroom: 8' 11" x 8' 0" (2.72m x 2.44m) maximum. Window to the side elevation. Three piece white suite comprising a bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor. Large storage cupboard.

Outside: Externally there is a courtyard by the front door with steps up to a paved Patio with a grassed section beyond bordered by mature plants and shrubs.

Services: There is no mains gas to the property. The central heating is a conventional radiator system effected by the "Worcester" oil-fired boiler located in the back garden.

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.



Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 48|E.

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

Method of Sale: The property will be offered for sale by public auction on Thursday the 26th June 2025 at The Lion Quays Resort, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

Buyer's Premium: Please note that the buyers will be responsible for paying a buyer's premium in addition to the purchase price, set at £3,300 inclusive of VAT. For further details on fees, please consult the legal pack.

Vendor's Solicitor: The vendor's solicitors are GHP Legal, The Old Bank, Berwyn Street, Llangollen, LL20 8ND (Ref: Ms Lauren Blackford). Tel: 01978 860313. Email: lauren.blackford@ghplegal.com

Agents Note: We are informed by the client that the property is subject to a 27% flying freehold which makes the property difficult to get a mortgage.

Directions: For satellite navigation purposes use the post code LL20 7EH. From the Agents Chirk Office turn left onto Church Street and then immediately right into Castle Road. At the mini-roundabout take the first exit and continue along the B4500 through the village of Dolywern and into the village of Glyn Ceiriog. At the roundabout take the fourth exit onto High Street. The path leading up to "Minera" is on the left-hand side of the road almost directly opposite The Oak Public House.

