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# Wingetts

More than just estate agents

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**Minafon, Maybury Avenue, Glyn Ceiriog, LL20 7EY**

**Offers In Excess Of £130,000**

Renovation Opportunity of this detached cottage sat alongside the River Ceiriog in the picturesque village of Glyn Ceiriog. The property offers potential for the purchaser to create their dream home. The proposed plan will offer a spacious family lounge with inglenook fireplace, dining room, kitchen, study and ground floor w.c. The first floor will include a master bedroom with en-suite and terrace off along with two further bedrooms and bathroom. Full Planning Permission granted by Wrexham Council. NO CHAIN - CASH BUYERS ONLY.

## Accommodation

### On The Ground Floor

Proposed drawings to have lounge, dining room kitchen and study along with ground floor w.c

### On The First Floor

Proposed drawings to accommodate master bedroom with en-suite & terrace off, two further bedrooms and bathroom.

### Outside

Garden to front with steps down to the river, patio to side over looking the River Ceiriog, cellar area to side. Side garden has further steps to river and a parking space to the rear of the cottage.

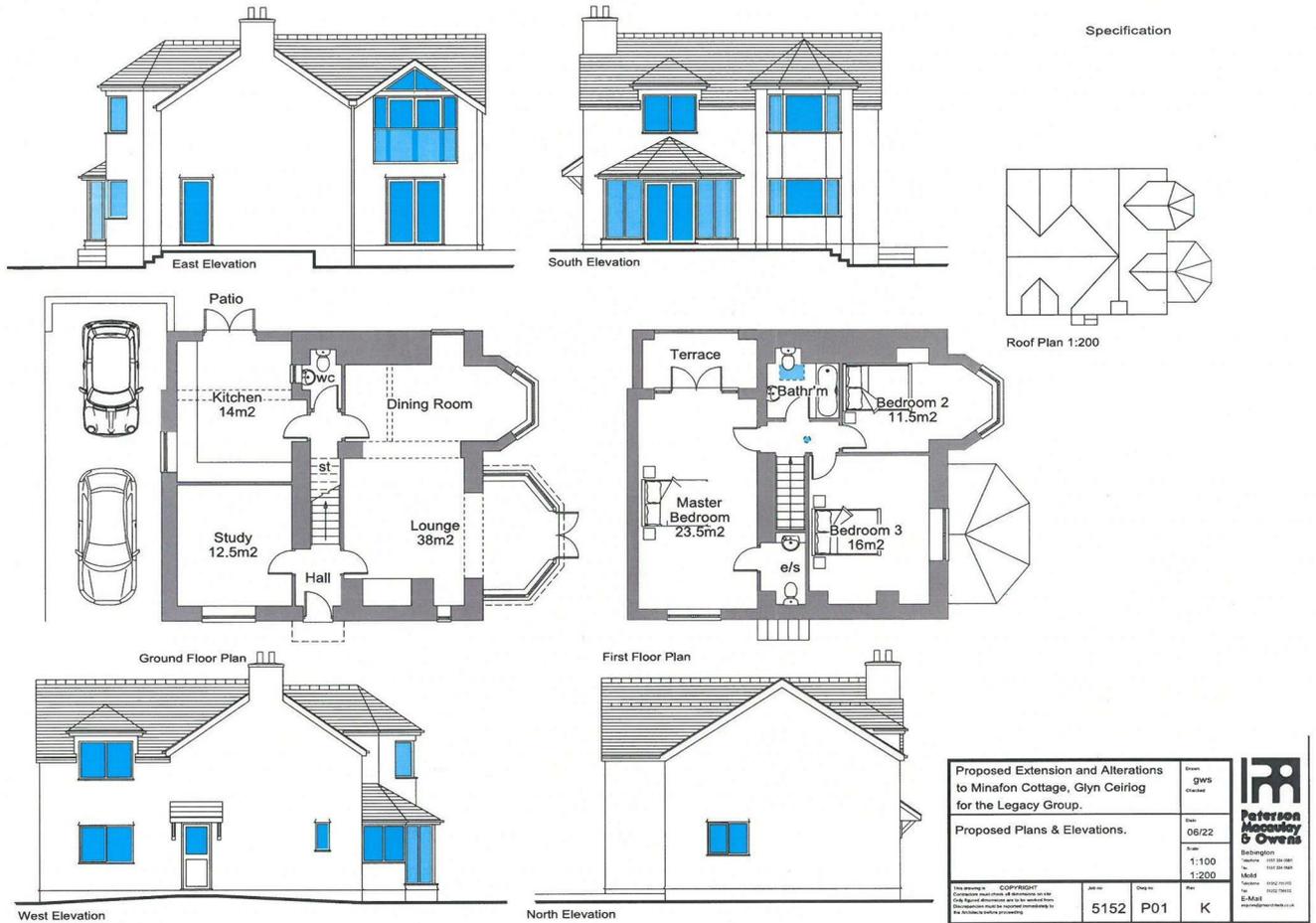
### Planning Permission

Wrexham Council Ref: - P/2022/0832

PDF Below / drawings



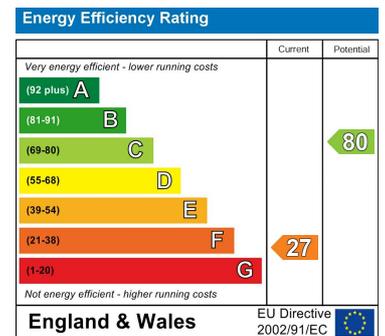
# Proposed Layout



# Area Map



# Energy Efficiency Graph



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