



Glanrafon, Pwllglas – LL15 2PA

Guide Price £220,000

Glanrafon

Pwllglas, Ruthin

NO ONWARD CHAIN - For Sale by Modern Auction - T & C's apply. AUCTION END DATE - TBC
For sale with vacant possession with NO ONWARD CHAIN, this detached three double bedroom home is in need of some renovation work. The property is situated in an idyllic setting in the village of Pwllglas. The property briefly comprises of a entrance porch, spacious living room, good sized kitchen /dining room, first floor landing, three double bedrooms and a well proportioned bathroom. Externally the property has outbuildings, driveway for off streeting parking and acres.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



williamsestates



Accommodation

Entrance Hall

6' 1" x 3' 11" (1.85m x 1.20m)

Having tiled flooring lighting wooden single glazed window to the side elevation and wood grain effect double glazed door leading into:

Hallway

Having staircase rising, home of the electric meter and doors off

Living Room

9' 11" x 16' 9" (3.02m x 5.10m)

A spacious room having a featured fireplace, wood grain effect UPVC double glazed window to the front elevation and one to the side elevation, power points and radiator.

Kitchen / Dining Room

16' 8" x 16' 9" (5.09m x 5.10m)

A spacious room having featured bricked fireplace, with uPVC double glazed window to the front elevation, base units with working surfaces over and wall units above, stainless steel sink and drainer with stainless steel mixer tap, oven with hob over, plumbing for washing machine, part tiles walls and uPVC double glazed window to the side elevation.

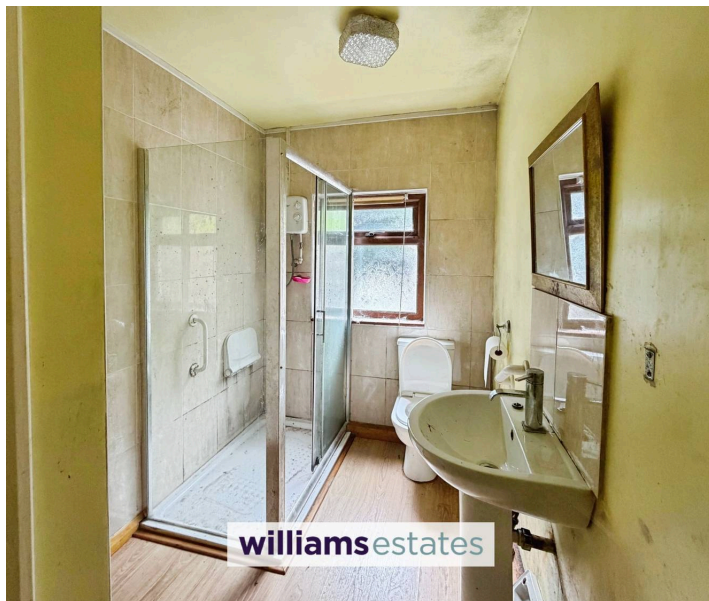
Landing

Stairs leading into to the first floor with loft access, wood grain effect uPVC double glazed window to the front elevation and doors off.

Bedroom One

10' 5" x 10' 4" (3.17m x 3.16m)

A double bedroom with radiator and wood grain effect uPVC double glazed window to the front elevation.



Bedroom Two

7' 2" x 10' 0" (2.19m x 3.05m)

Another double bedroom having wood grain effect uPVC double glazed window to the front elevation, radiator and PowerPoints.

Bedroom Three

6' 8" x 10' 0" (2.04m x 3.04m)

A spacious room with wood grain effect uPVC double glazed window to the side elevation, radiator and powerpoints.

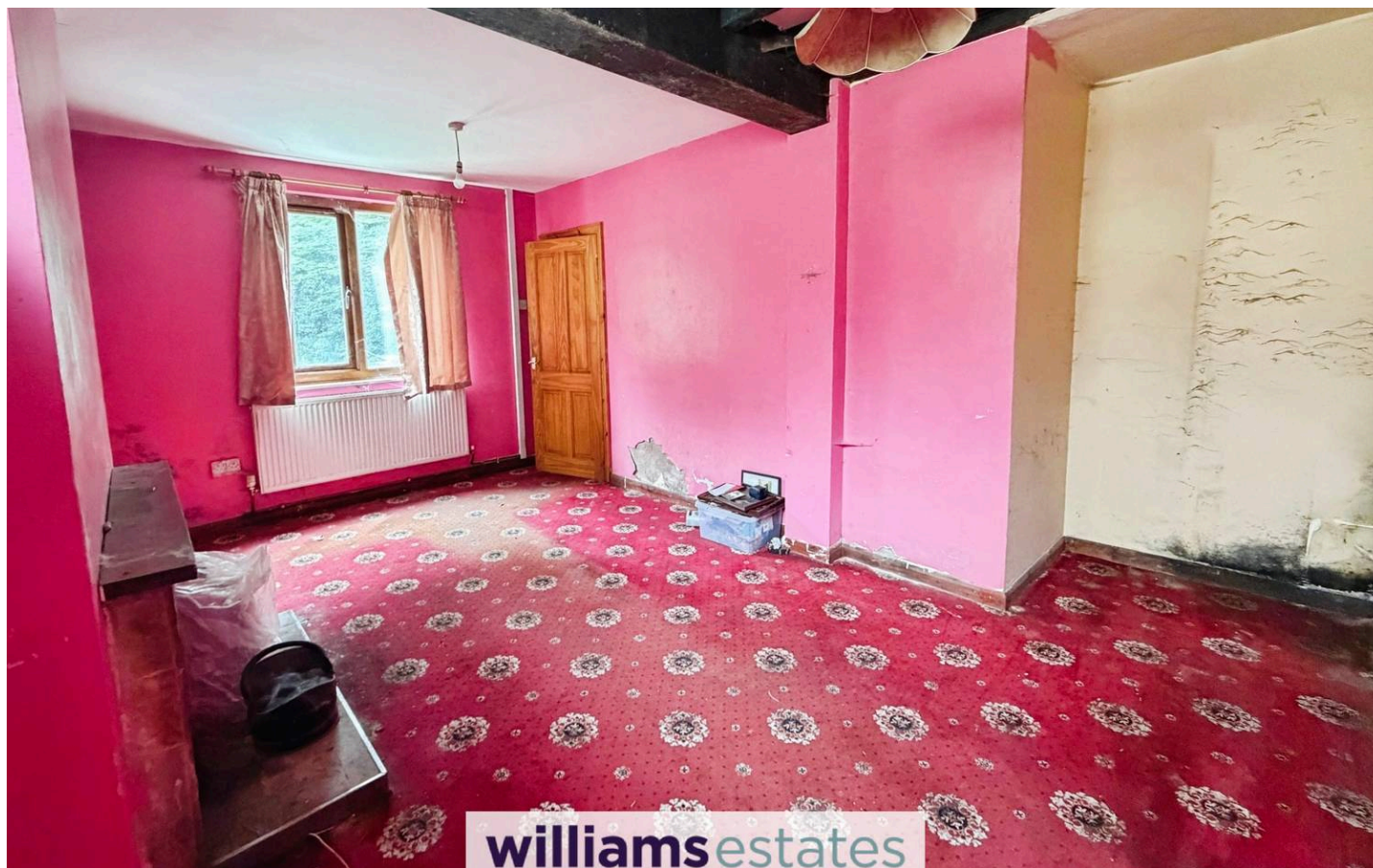
Bathroom

10' 4" x 5' 10" (3.16m x 1.79m)

Having low flush w.c, pedestal wash basin with mixer taps and tiled splash back, large shower cubicle with electric shower unit, uPVC double glazed frosted window to the side elevation and large airing cupboard.

Outside**Directions**

From the Ruthin Branch continue along Castle Street to Corwen Road and into Pwllglas, upon approaching the village turn left down a driveway, before the right hand turning for the Golf Club and immediately left and the property can be found on the left hand side





GARDEN

Auction Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

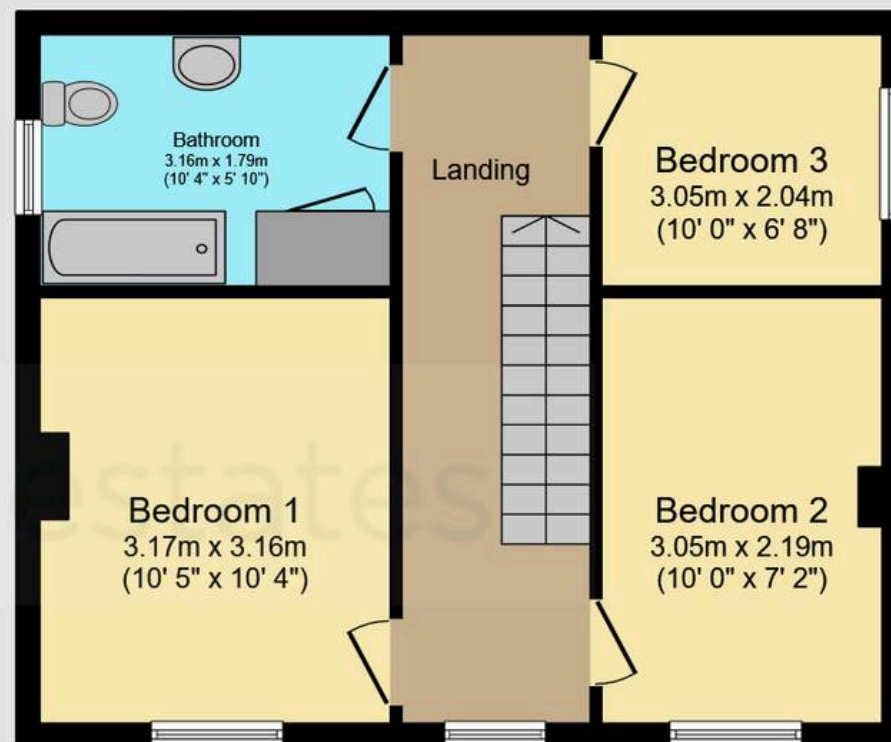
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Off street

2 Parking Spaces



Ground Floor



First Floor

Total floor area: 96.7 sq.m. (1,040 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

williams
estates



Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

These particulars are issued by Williams Estates Direct Limited (trading as Williams Estates) as a general guide only and do not constitute any part of an offer or contract. All measurements are approximate and should be verified by prospective purchasers. We have not tested any apparatus, equipment, fixtures, fittings, or services, and cannot verify they are in working order. Solicitors should confirm the inclusion of any movable items, and a final inspection is