

BOWEN

PROPERTY SINCE 1862

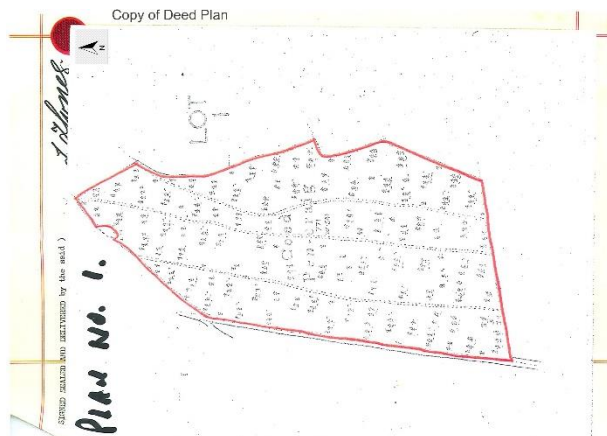
Guide Price £35,000



Land

Pencraig Woodland, Pontfadog,
Llangollen LL20 7AU

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An area of mixed deciduous woodland situated just above the village of Pontfadog in the picturesque Ceiriog Valley. The portion extends to approximately 8.247 hectares (approximately 20.38 acres) and is broadly rectangular in shape having demarked boundaries of stone walling and fencing.

General Remarks: The property is situated on the hillside above the village of Pontfadog in the picturesque Ceiriog Valley approximately 4.2 miles away from Chirk and approximately 2.6 miles away from Glyn Ceiriog. The property has frontage to the highway along the southern boundary. The portion extends to an area of approximately 8.247 hectares, approximately 20.38 acres (source ProMap Ordnance Survey) and is broadly rectangular in shape having demarked boundaries of stone walling and fencing. The attached plan has been lifted from the ProMap Ordnance Survey in order to reach the calculation of acreage. A copy of the original Title Plan is also attached.

Viewing: The portion is open to view, although the Agents would respectfully request that the parties do not view in groups nor obstruct the highway, nor become a nuisance to adjoining occupiers. Parties should view without children or pets in the interests of health and safety.

Directions: For satellite navigation use the post code LL20 7AU. The property location can be found using National Grid Reference (NGR) SJ234377. From Chirk: Leave Chirk on the B4500 in the direction of Glyn Ceiriog, passing along the Ceiriog Valley floor road to the village of Pontfadog. Once in the village centre (at The Swan Inn and Pontfadog Post Office & General Store) take the left-hand turning passing a car park on your left and then bearing left thereafter across the stone bridge. Take the next turning to the right (sharp bend) continuing past a row of houses on the left to the next junction. Each of the up roads to the left or right of this junction give access to the property - see attached location plan. For ease of parking, bear to the left and park off the highway at a section that has been quarried (this quarried section does not belong to the property).