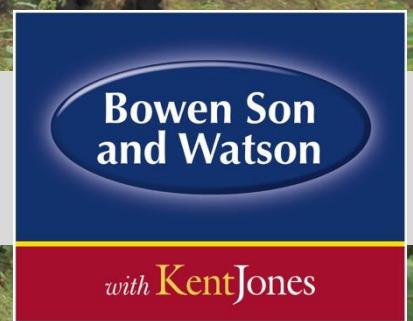




Brookside Cottage, Trevor Hall Road, Garth,
Llangollen, LL20 7UP



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GUIDE PRICE - £125,000 to £150,000. FOR
SALE BY AUCTION (unless sold/withdrawn prior)
– 4th February 2021.

A characterful two bedroom detached cottage set within large gardens on the fringes of Garth near Llangollen.

The property requires a full scheme of modernization and improvement works yet offers huge potential to create a most individual country cottage.

The gardens are a notable feature and extend away to the side of the property including a useful stone outbuilding.

Internal inspection is essential in order to fully appreciate this rare addition to the sales market.

General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer Brookside Cottage at Garth near Llangollen for sale by auction. This characterful country cottage offers huge potential for renovation and is set within a most picturesque rural location yet provides easy access to the surrounding road network. Retaining a number of original features the property provides an increasingly rare opportunity to acquire a historic cottage in this sought after location.

Location

The property is located in the desirable village of Garth on the fringes of the picturesque Dee Valley. The property is ideally placed for commuter links with the nearby A539 providing easy access to the nearby towns of Llangollen, Wrexham and Oswestry as well as the larger centres of Chester and Shrewsbury beyond.

The stunning location also allows for easy access to a number of renowned walking routes nearby including the Panorama Walk which leads to Worlds End and the Eglwyseg Rocks. The nearby village of Trevor is well serviced by public transport with regular bus services passing through the village and

the nearest train station being located approximately 2.5 miles away in the village of Ruabon.

Accommodation

A part glazed door at the front leads into:

Living Room

14' 5" x 13' 11" (4.40m x 4.24m)

Open fireplace, quarry tiled flooring, TV/telephone points, staircase to first floor landing and door to:

Kitchen

10' 10" x 6' 10" (3.30m x 2.09m)

Quarry tiled flooring, former range, sliding door to Bathroom and opening into:

Utility Area

7' 3" x 4' 2" (2.22m x 1.28m)

Stainless steel sink/drainer and door to gardens.

Bathroom

7' 1" x 6' 4" (2.15m x 1.94m)

Panel bath, pedestal wash hand basin and low level flush w.c. Quarry tiled floor and electric storage heater.

Staircase to split level landing

With steps and doors off to:





Bedroom One

12' 9" x 14' 0" (3.88m x 4.26m) max
Wood flooring and built in cupboard.

Bedroom Two

14' 1" x 10' 10" (4.30m x 3.31m) max
Hot water cylinder, cold water tank, wood flooring and feature fireplace.

Stone Outbuilding

12' 4" x 10' 2" (3.75m x 3.09m)
Stone built with door from gardens and an adjacent gated entrance to the roadway.

Gardens

The property is approached via a gated entrance off Trevor Hall Road and includes enclosed gardens to the front which adjoin a small stream. The larger portion of the gardens is located to the side and they offer potential to create the perfect environment in which to enjoy the picturesque surroundings.

Alternatively, as the property and gardens are located within the settlement boundary of the village there may be planning potential subject to obtaining the required consents. Prospective purchasers should make their own enquiries with the local authority's planning department.



EPC Rating

EPC Rating - Band 'G' (1).

Council Tax Band

Council Tax Band - 'E'.

Local Authority

Wrexham County Borough Council.

Services

We are advised by the vendor that the property is connected to mains water and electricity supplies. The property does not include a private drainage

system and the purchasers will be responsible for installing a new private system within the property's boundaries or arranging for connection to the mains sewer. Prospective purchasers should consult the legal pack which includes a Drainage and Water Search before making their own enquiries.

Property Boundaries

For details of the property's boundaries and the associated area of unregistered land prospective purchasers should consult the legal pack.

Directions

From Llangollen proceed on the A539 road towards the village of Trevor. Just before entering the village turn left onto Trevor Hall Road. Follow the road upwards and after approximately 0.5 miles the cottage will be found on the left hand side.

Method of Sale

The property will be offered for sale by online auction with bidding commencing at 12.00 noon on Thursday 4th February 2021. The submission of bids will then be possible for a 24 hour period with the auction closing at 12.00 noon on Friday 5th February 2021.

If at the close of bidding the property has met its reserve price then exchange of contracts is deemed to have taken place. A security deposit set at £2,700 is then paid by the successful purchaser. Completion is set for 20 working days thereafter or earlier by agreement - see contract for details.

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 1.80% including VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Solicitor

Ms Aishling Sorrentino of Knights PLC, HQ Offices, 58 Nicholas Street, Chester, CH1 2NP.
(01244) 896 604.

Legal and Search Fees - Purchaser Contribution

In addition to the purchase price the Buyer will pay to the Seller's Conveyancer the sum of £5,880.00 in respect of legal fees, and £111.20 in respect of searches, indemnity insurance and land registry documents. Please consult the legal pack for details.

Guide Prices

Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

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Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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 expressively 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.

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