

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £100,000

1 Gwyndy, Queen Street,
Llangollen LL20 8LL

🏠 2 Bedrooms

🚿 1 Bathroom

1 Gwyndy, Queen Street, Llangollen LL20 8LL



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General Remarks

For sale by Public Auction on the 19th March 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Located within close proximity of the town centre, this two bedroom end terrace property offers excellent potential for further internal modernisation and reconfiguration into a three bedroom property. Arranged over three floors, the property benefits from a spacious living room, a "Worcester" combination boiler and PVCu double glazed windows. Internally the property briefly comprises an entrance porch, hallway, dual aspect living room, kitchen, two versatile lower ground floor rooms, first floor landing, two bedrooms and a family bathroom with a white suite. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Porch: Wooden glazed door to the front elevation. Wooden glazed window to the side elevation. Tiled floor.

Hallway: Wood glazed doors to the front and rear elevations. Radiator. Staircase to the Lower Ground Floor. Laminate flooring. Built-in shelving.

Living Room: 23' 7" x 13' 2" (7.18m x 4.02m) PVCu double glazed window to the front elevation. Two PVCu double glazed windows to the side elevation. Radiator. Feature fire surround.

Kitchen: 9' 1" x 6' 9" (2.78m x 2.06m) PVCu double glazed windows to the rear and side elevations. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral oven. Cooker hood. Space for fridge. Plumbing for washing machine. Wall tiling. Wood-effect flooring.

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.

On The Lower Ground Floor:

Room 1: 10' 7" x 10' 4" (3.23m x 3.15m) PVCu double glazed window to the side elevation. PVCu double glazed door to the rear elevation. Radiator. Wood-effect flooring. Down-lighters.

Room 2: 13' 5" x 12' 1" (4.08m x 3.68m) PVCu double glazed window to the side elevation. Radiator. Wood-effect flooring. Down-lighters.

On The First Floor:

Landing: Attic hatch. Cupboard housing a "Worcester" combination boiler.

Bedroom 1: 23' 2" x 11' 5" (7.05m x 3.47m) maximum. Two PVCu double glazed windows to the front elevation. PVCu double glazed window to the side elevation. Two radiators.

Bedroom 2: 12' 8" x 6' 8" (3.87m x 2.04m) plus entrance-way. PVCu double glazed window to the side elevation. Radiator.

Bathroom: 9' 1" x 5' 9" (2.76m x 1.75m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail.





Outside: Externally there is a lawned garden to the front of the property consisting of a strip of artificial grass.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard off the Landing.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 59|D.

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 19th March 2026 at the Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN commencing at 2.00 pm.

Buyer's Premium: Please note that the buyer will be responsible for paying a buyer's premium in addition to the purchase price, set at £3,600 inclusive of VAT. For further details of fees payable, please consult the legal pack.

Vendor's Solicitor: Mr. Barry Ashton, 21 Bridge Street, Llangollen, LL20 8PF. Tel. 01978 861140.

Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn left onto Regent Street. Regent Street continues into Queen Street and the property will shortly be observed on the right-hand side of the road almost directly opposite the Fire Station.

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