



Auction Guide Price £150,000

3 Bedrooms 1 Bathroom

3 Dee Mount Terrace, Carrog,  
Corwen LL21 9AU

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## General Remarks

**For sale by Public Auction at 2.00 pm on 20th March 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.**

A charming double-fronted end of terrace cottage situated centrally within the picturesque village of Carrog, which is nestled on the banks of the River Dee approximately eight miles to the west of the resort town of Llangollen. Carrog provides day to day amenities including a village Primary School and in close proximity, a busy Public House, which is award winning. The property itself provides a spacious lounge with period Inglenook fireplace, dining room and fitted kitchen to the ground floor with three bedrooms, landing/study and bathroom on the first floor. There is communal parking to the front of the property, whilst at the rear there is a raised garden. The property is centrally heated. EPC Rating - 25|F.



## Accommodation

### On The Ground Floor:

**Lounge:** 17' 3" x 14' 8" (5.26m x 4.48m) Period Inglenook fireplace with exposed stonework and heavy beam lintel above. Slate hearth having fitted multi-fuel burning stove. Exposed beams to ceiling. Radiator. Television aerial point. Lead-lighted window to front elevation.

**Kitchen:** 17' 3" x 6' 4" (5.25m x 1.92m) Fitted with panelled shaker-style fronted units comprising stainless steel single drainer sink unit set into a range of base storage cupboards including drawer pack set beneath laminate timber block-effect topped work surfaces. Range of matching suspended wall cupboards. Exposed beams to ceiling. Tiling to floor. Double glazed back door with double glazed side reveal. Space for cooker. Space for refrigerator.

**Dining Room:** 11' 5" x 7' 8" (3.49m x 2.33m) Beamed finish to ceiling. Radiator. Lead-lighted window.

### On The First Floor:

**Landing with Study Area:** 6' 9" x 6' 2" (2.07m x 1.87m) Space with plumbing for automatic washing machine.

**Upper Landing:** Radiator.

**Bedroom 1:** 14' 6" x 14' 5" (4.43m x 4.39m) Two radiators. Airing cupboard with hot water cylinder to over-stair recess.

**Bedroom 2:** 11' 1" x 7' 0" (3.39m x 2.14m) Radiator. Lead-lighted window.

**Bedroom 3:** 12' 9" x 10' 8" (3.88m x 3.26m)

Lead-lighted windows to return elevations. Radiator. Over-stair storage cupboard.

**Bathroom:** 8' 4" x 5' 8" (2.55m x 1.72m) Fitted with a modern three piece white suite comprising a close flush w.c., pedestal wash hand basin and double-ended panelled bath. Range of chrome finished fittings. Instant heat over-bath electric shower. Full tiling to shower area with border tiles. Half tiling to wash basin and w.c. Radiator.

**Outside:** To the rear of the property there is a Covered Porch with steps leading up to a lawned garden which adjoins the open countryside behind.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the multi-fuel burner situated in the Living Room. The property is understood to have the benefit of a loft-fitted air circulation unit. These are designed to circulate fresh filtered air around the accommodation and lower humidity levels. They contribute to mitigating condensation and occurrences of black-spot mould.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "D".





**Method of Sale:** The property will be offered for sale by public auction at Lion Quays Hotel, Oswestry on 20th March 2025. A legal pack will be available from the Agents by no later than approximately two weeks prior to the sale date.

**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 2.5% inclusive of VAT (subject to a minimum fee of £3,300.00 inclusive of VAT). For further details on fees payable please consult the legal pack.

**Directions:** Leave Llangollen Town on the A5 in the direction of Corwen. Continue through the village of Glyndyfrdwy and on into Llidiart y Parc. Upon arriving at the settlement boundary and the 30 mph signs, take the next turning right onto the B5437 signposted Carrog. Continue down the hill and pass over the Dee Bridge turning left at the junction. Turn right at The Grouse Inn, when the property will be observed on the left-hand side.



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