



Auction Guide Price £150,000

8 Coed Afon, Llangollen LL20 8LB

2 Bedrooms

1 Bathroom

8 Coed Afon, Llangollen LL20 8LB



General Remarks

For sale by Public Auction at 2.00 pm on 5th December 2024 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

A beautifully presented two bedroom property which has been modernised by the current owner to a very high standard. Neutrally decorated throughout, the property benefits from a good sized kitchen/diner, off-road parking and a ample rear garden. Located within easy walking distance of the town centre, the property briefly comprises an entrance hallway; living room; kitchen/diner; downstairs w.c.; landing; main bedroom; further double bedroom and a family bathroom with modern white suite. An early viewing is essential.

Location: Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk Train Stations only 15 minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day-to-day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers, and numerous small Boutiques.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Radiator. Tiled floor.

Living Room: 13' 9" x 11' 11" (4.18m x 3.62m) PVCu double glazed window to the front elevation. Radiator. Modern electric fire and surround.

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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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Kitchen/Diner: 12' 2" x 10' 10" (3.71m x 3.30m)
PVCu double glazed door to the rear elevation. Two PVCu double glazed windows to the rear elevation. Modern wall and base units with complementary wood-effect work surfaces. Integral electric oven and hob. Cooker hood. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Radiator. Wall tiling. Tiled floor. Cupboard housing an "Ideal Esprit Eco" combi boiler.

Inner Hallway: Understairs storage cupboard.

Downstairs WC: PVCu double glazed window to the rear elevation. Low level w.c.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 12' 2" x 11' 11" (3.70m x 3.64m) PVCu double glazed window to the front elevation. Radiator. Two built-in storage cupboards.

Bedroom 2: 12' 6" x 7' 11" (3.82m x 2.41m) PVCu double glazed window to the rear elevation. Radiator.





Bathroom: 8' 11" x 6' 11" (2.73m x 2.10m) PVCu double glazed window to the rear elevation. Three piece white suite comprising a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Exposed wooden floorboards. Large storage cupboard.

Outside: Externally there is a driveway to the front elevation providing Off-Road Parking along with a lawned section. The rear garden combines a paved Patio leading off the Kitchen/Diner with a further lawned section bordered by mature shrubs and hedges.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal Esprit Eco" combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

EPC: EPC Rating – 67|D.

Method of Sale: The property will be offered by public auction on Thursday the 5th December 2024 at the Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

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 2.4% inclusive of VAT. For further details on fees payable, please consult the legal pack.

Vendor's Solicitor: The Vendor's Solicitors are GHP Legal, The Old Bank, Berwyn Street, Llangollen, LL20 8ND (Ref: Ms Lauren Blackford). Tel: 01978 860313. Email: Lauren.Blackford@ghplegal.com

Directions: From our Llangollen Office proceed along Castle Street to the traffic lights and turn left onto Regent Street (A5). Continue onto Queen Street for approximately 0.25 miles, whereby Coed Afon will be seen on the left-hand side of the road.

Start your property journey with us today

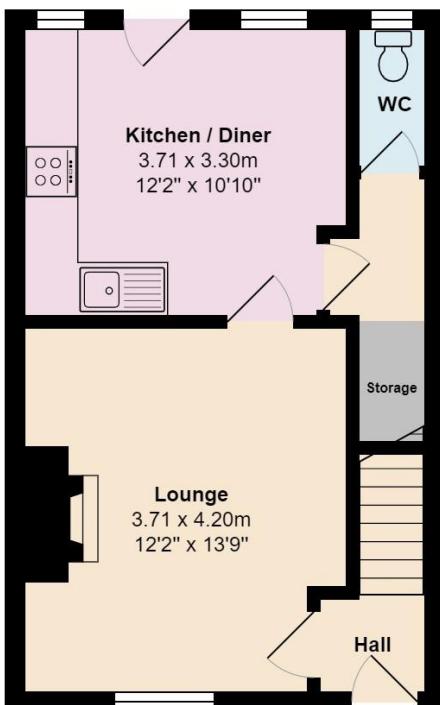
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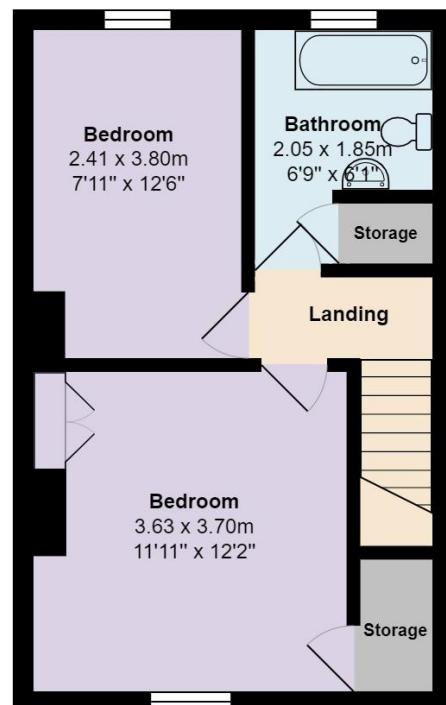
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Ground Floor



First Floor

Total Area: 70.8 m² ... 762 ft²

All measurements are approximate and for display purposes only

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