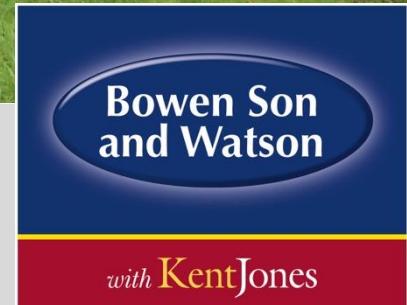




**1 Nant Y Lladron Cottages,
Erbistock, Wrexham, LL13 0DD**
Auction Guide Price: £150,000



FOR SALE BY ONLINE PUBLIC AUCTION ON 25TH MARCH 2021. A characterful and charming two bedroom semi-detached cottage with large gardens situated in the village of Erbistock with views overlooking open countryside. Requiring a scheme of internal modernisation and improvement works throughout. Externally there are lawned gardens to the front and rear. The nearby village of Overton offers a range of amenities including Medical Practice, Chemist and Shops. EPC Rating – G.



1 Nant Y Lladron Cottages, Erbistock, Wrexham, LL13 0DD

- For Sale by Public Online Auction
- On the 25th March 2021
- In Need of Full Scheme of Refurbishment
- Set on Good Sized Plot with Gardens to Front and Rear
- Internal Viewing Recommended
- EPC = G

Description:

A charming two bedroom semi-detached property in need of internal refurbishment and modernisation available for sale by PUBLIC ONLINE AUCTION ON THE 25TH MARCH 2021. Located in a semi-rural setting within the village of Erbistock with views over open countryside. Lawned gardens to front and rear. Internal viewing highly recommended.

Location:

1 Nant y Lladron Cottages is situated in the favourable semi-rural village of Erbistock. The popular village of Overton lies just a couple of miles away and offers a range of day to day amenities including Shops, Medical Practice and Pharmacy. Access to main routes include A528 (to Ellesmere) and A539 (to Whitchurch).



The Accommodation

(with approximate room dimensions) on The Ground Floor comprises:

Reception Room

15' 0" x 13' 0" (4.58m x 3.95m)

With single glazed window to front elevation, a traditional 'ledge and brace' solid wood front door and feature beams to ceilings. Fitted carpet, wall lighting and power points. TV aerial and telephone points. Open fire with feature stone hearth and surround.

Kitchen/Breakfast Room

15' 1" x 13' 1" (4.59m x 3.98m)

Fitted with oak effect wall and base units with worktop surfaces and part tiled walls. Stainless steel sink unit with draining board. Traditional quarry tiled floor, 2 single glazed windows to rear and side elevations. Power points. Strip ceiling lighting. Electric cooker point with extractor hood above. Electric storage heater. Pantry and store cupboard. Staircase to First Floor and solid wood 'ledge and brace' door to rear lean-to.

Lean-to Extension

10' 10" x 4' 10" (3.31m x 1.47m)

With tiled flooring and part-glazed wooden framed door to side.

On The First Floor:

Landing

With fitted carpet, loft hatch, ceiling lighting and airing cupboard housing hot water cylinder and shelving.



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.

Bedroom One

13' 10" x 13' 6" (4.21m x 4.12m)

With fitted carpet, single-glazed window to front elevation, electric storage heater and ceiling light fitting. Power points, feature fireplace and store cupboard with shelving.

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)

With fitted carpet, single-glazed window to rear elevation, power points, telephone point, ceiling light point and built-in store cupboard.

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

Comprising three piece bathroom suite to include a low-level w.c., pedestal wash hand basin and bath with over-head "Triton" electric shower unit. There is fitted carpet. Frosted single glazed window to side elevation. Ceiling light point, wall heater and heated towel rail. Part-tiled walls and stop-cock for the water.

Exterior:

Set in a good sized plot with lawned gardens to front and rear. Front garden has stone wall and fenced boundaries. Side access to rear with slate chippings and fencing. Enclosed rear garden and views over open fields and countryside to the rear.

Services:

Mains water and electricity are connected subject to statutory regulations. Private drainage. Heating by way of electric storage heaters.

Tenure:

Freehold. No Chain. Vacant Possession on Completion.

Council Tax Band:

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



Knowledge | Expertise | Integrity

→ Looking to **Sell** or **Let**? → Do you need **mortgage** advice? → Need a **Survey**?

Contact your local branch of **Bowen Son and Watson with Kent Jones** today!

EPC:

EPC = G. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL13 0DD) and property name or number (1 Nant y Lladron Cottages).

Viewing:

By prior appointment with the Agents.

Directions:

Leave Wrexham town centre on the A525 Whitchurch Road (through Kingsmills) and pass out of the town and through Marchwiel. In the centre of the village (opposite the Church) turn right onto the Overton Road. Continue to the roundabout and continue straight across and pass around the next few bends for approximately 1 mile. Take a left hand turn (No Through Road) and bear right. The cottage will be seen on the left hand side.

