

Cavendish

RESIDENTIAL



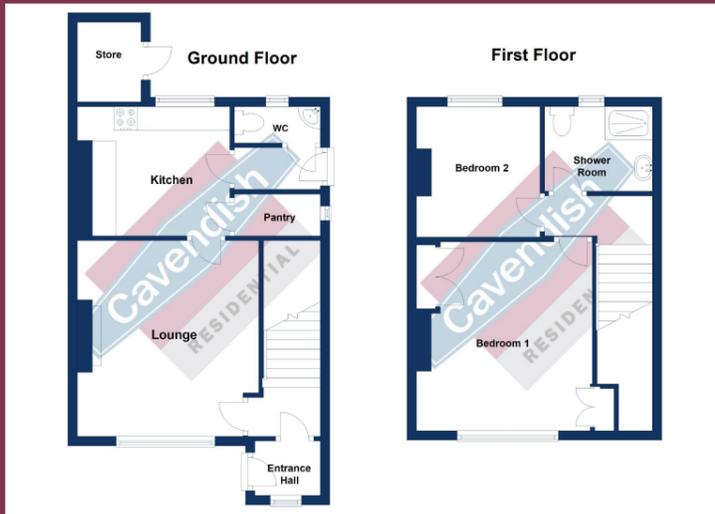
By Auction £75,000

Tan Y Glogwyn

Groes,
Denbigh, Denbighshire LL16 5SB

For sale by Modern Method of Auction; Starting Bid Price £75,000 plus Reservation Fee

Situated on the outskirts of the village of Groes, a semi-detached house with scope for some further modernisation whilst affording comfortable accommodation with uPVC double glazing and oil fired heating. The property enjoys a slightly elevated position with a pleasant rural aspect to the front and open fields to the rear. In brief the accommodation comprises steps up to an entrance porch, hall, lounge with tiled fireplace, and kitchen/dining room with fitted units, shelved pantry and side porch off with integral W.C. On the first floor there are two bedrooms (one of which has a walk-in wardrobe) and a shower room. Outside there is a good size garden to the rear, an attached store housing the boiler, and an integral coal store. There is a communal parking area for all 6 properties and a garage is available for rent from Conwy Council. NO CHAIN. EPC RATING E.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|------------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 100 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | 97 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 38 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.
Cavendish Ikin trading as Cavendish Residential.

21 High Street, Denbigh, Denbighshire, LL16 3HY

Tel: 01745 816650 Fax: 01745 817425

Email: denbigh@cavres.co.uk



www.cavendishresidential.com

METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts

immediately, but grant 56 days to achieve exchange of contracts and complete the transaction from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% subject to a minimum of

METHOD OF AUCTION

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change.

Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd

6 Tan y Glogwyn is one of six similar style properties located on the edge of this small rural village approximately 3.5 miles from Denbigh. The property stands in an elevated position bordering woodland to the side and enjoys exceptional views over the surrounding rolling countryside.

THE ACCOMMODATION

A pathway leads to several steps up to the uPVC double glazed front entrance door.

ENTRANCE PORCH

With slate effect tiled floor, radiator, uPVC double glazed window to front and part glazed door to:

HALL

With radiator and enclosed staircase to first floor. Door to:

LOUNGE

4.11m x 3.78m (13'6 x 12'5)
Tiled fireplace with coal effect electric fire fitted, uPVC double glazed window to front, radiator and coved ceiling. Door to:



KITCHEN/DINING ROOM

3.20m x 2.72m (10'6 x 8'11)
Fitted with a range of base, drawer and wall units, with contrasting work surfaces and stainless steel sink unit. Space

for appliances and shelved pantry. Oak effect laminate flooring, radiator and door to:



SIDE PORCH

With slate effect tiled floor, uPVC double glazed door to outside.

W.C

A white W.C with high level cistern, uPVC double glazed window to side, radiator.

FIRST FLOOR LANDING

An enclosed staircase leads from the hall to the first floor landing with uPVC double glazed window to side and access to loft space.

BEDROOM ONE

3.81m x 3.81m (12'6 x 12'6)
A particularly spacious double bedroom with uPVC double glazed window to the front overlooking the surrounding countryside. Walk-in wardrobe with shelves and hanging rail. Built-in airing cupboard with

double doors and shelving above, picture rail and radiator.



VIEW FROM BEDROOM ONE



BEDROOM TWO

2.74m x 2.74m (9'0 x 9'0)
UPVC double glazed window to rear, radiator.



SHOWER ROOM

1.93m x 1.78m (6'4 x 5'10)
Fitted with a W.C, wall mounted wash basin with vanity cupboard beneath and a half cubicle shower enclosure with low level 'Triton' shower. Anti-slip flooring, radiator and uPVC double glazed window to rear.



OUTSIDE

A pedestrian gate to the front of the property leads onto a concrete path with garden area to side and then steps leading up to the property. The path continues to the side and rear of the house and leads to an attached store which houses the oil fired boiler. There is also an integral coal store.



GARDEN

The generous garden is 'off set' i.e not directly behind and is situated to the rear right hand side of the house. Being mainly lawned and with a variety of shrubs and plants, it borders an area of woodland and backs onto open fields.

DRAINAGE

We are informed that both the property and the neighbouring five houses are served by local authority septic tank drainage.

GARAGE

The current owners rent a garage which is one of a block in the communal parking area. At present they pay £10.48 per week.

DIRECTIONS

From the Agents' Denbigh office bear right over the High Street and proceed to the Lenton pool roundabout. Take the first exit and proceed up past Morrisons following the A543 Pentrefoelas Rd. Continue through the village of Groes and the property will be seen slightly elevated on the right hand side.

VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

SEW

Amended