

# Town & Country

Estate & Letting Agents



## Bryn Hyfryd Bungalow , Llangollen, LL20 8ED

**Auction Guide £225,000**

FOR SALE BY PUBLIC ONLINE AUCTION ON 31ST OCTOBER 2024, bidding starts at 5.30pm. Auction guide £225,000 - £250,000. A great prospect for investors, developers and those looking for a project to create something very special. A derelict cottage on the outskirts of the sought after town of Llangollen set in approximately 1.5 acres of land and gardens in an elevated position overlooking Dinas Bran Castle, Llangollen and The Panorama. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.



## Directions

From our Oswestry office proceed out of the town towards Llangollen and Wrexham. On reaching the Gledrid roundabout continue towards Wrexham until reaching the next roundabout. At the roundabout take the first left and follow the road down the hill following the signposts for Llangollen. Continue along this road passing through Froncysyllte and proceed into the town. At the traffic lights turn right into the main street and follow the road down to the T junction. At the T junction turn right and then first left onto Dinbren Hill. Follow this road up and around to the left passing Dinas Bran school on your right. Follow the lane along and bear around to the right. Follow this road along for approximately 1 mile and bear to the right again opposite Dinbren Hall. Follow this lane for approximately 100 metres where the track up to Brynhyfryd will be found and can be identified as being opposite Galedfryn Cottages and by our pointer boards. Continue up the track where Brynhyfryd bungalow will be found at the end of the track set back off the lane on the right hand side.

## Location



Situated on the edge of the popular and sought after town of Llangollen with stunning views in all directions over the hills and surrounding scenery.

## The Property



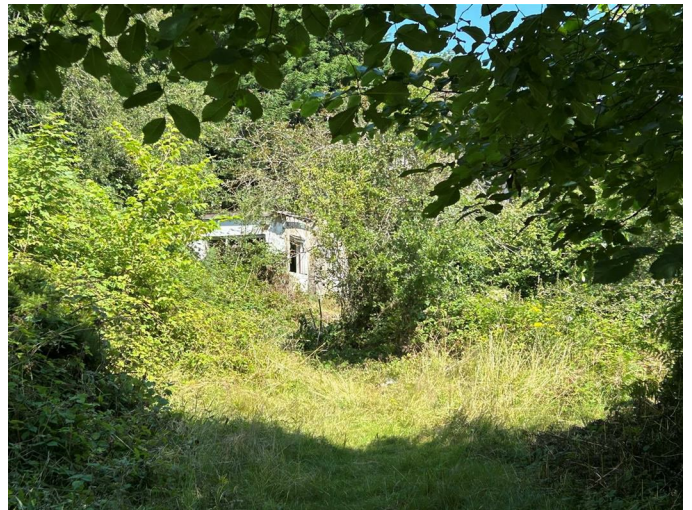
The property is a derelict single storey bungalow with detailed drawings for redevelopment. The

property sits in its own grounds and also has an adjoining paddock in total extending to over an acre. The location is truly sensational with direct views of Dinbren Castle and the Panorama. Plans were drawn up a few years ago for a proposal to create a dwelling having a hallway, lounge, study, kitchen/breakfast room, utility three bedrooms, bathroom and en suite. The drawings are available for viewing at the office.

## Additional Photo



## Additional Photo





## The Grounds



The fields and boundaries are fenced with access from the lane leading up to the property.

## Additional Photo



## Views



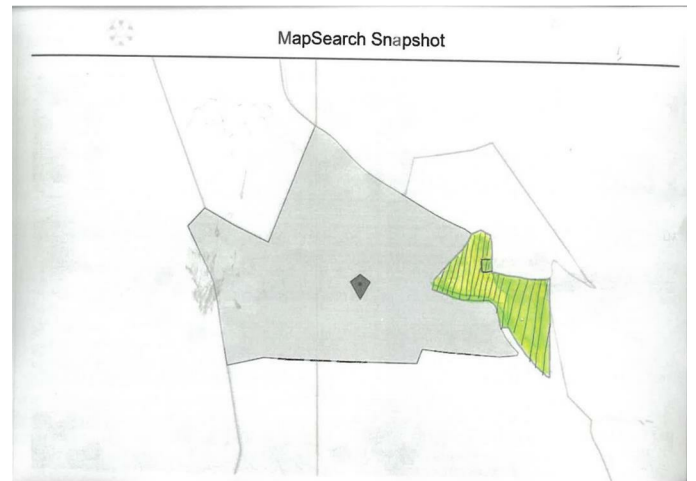
## Additional Photo



## Additional Photo



## Land Plan



## Agent Note

Please be aware that the property is in poor structural repair and we ask that viewers do not enter the building.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller,

with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property is unbanded at present.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

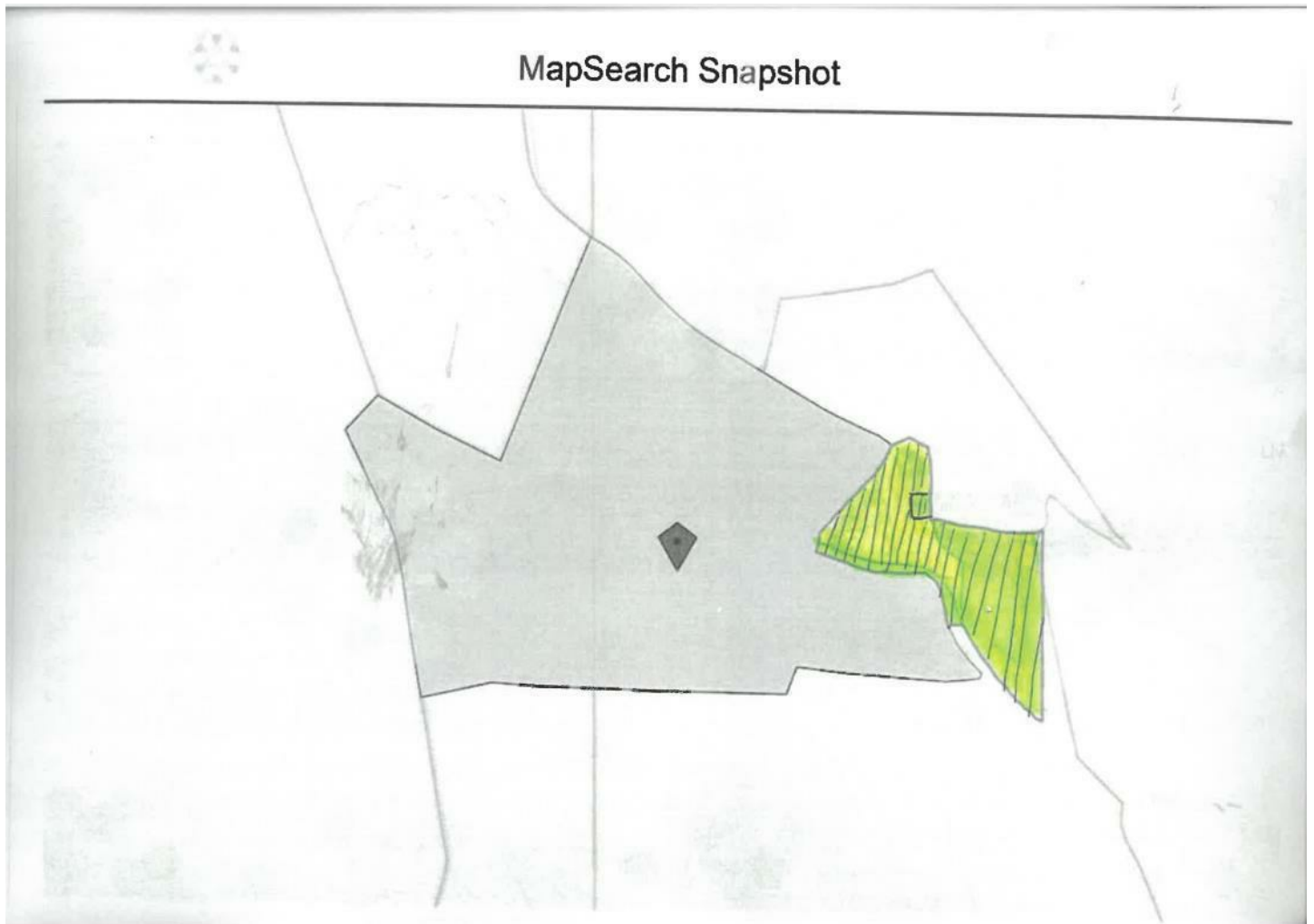
### **Guide Price and Reserve Price**

Guide Prices and Reserve Prices

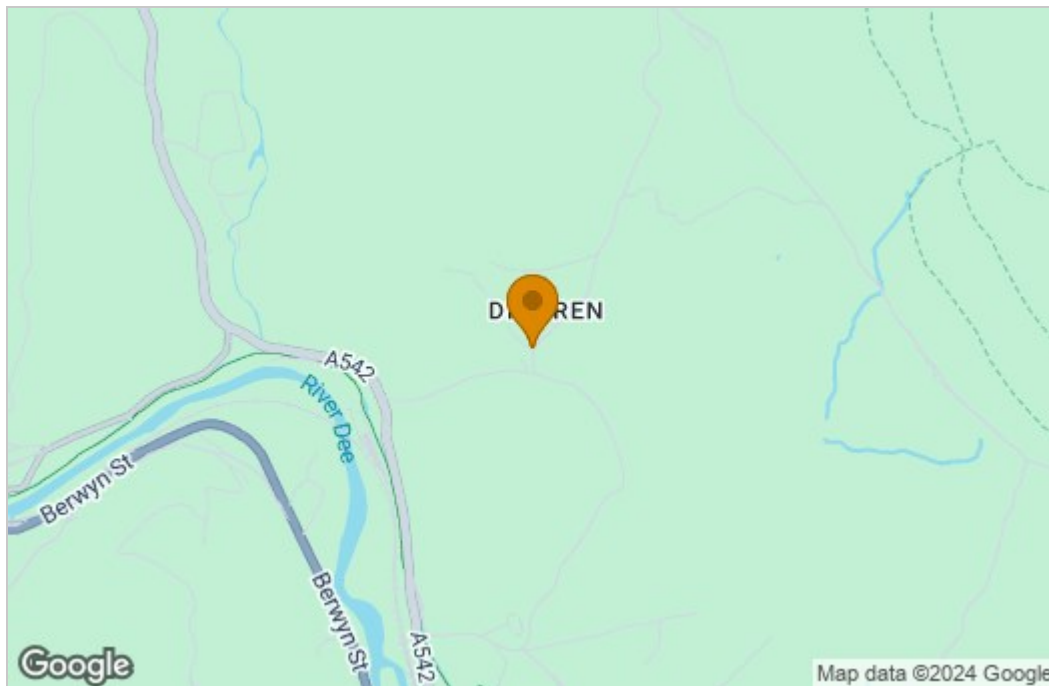
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.




## Floor Plan



## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk