

# Town & Country

Estate & Letting Agents



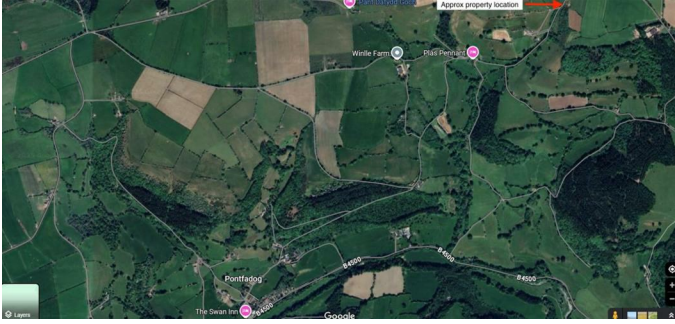
**Pant Du Uchaf , Pontfadog, LL20 7AT**

**Auction Guide £150,000**

OPEN DAY - FRIDAY 17TH OCT FROM 9.30 TO 11AM! TO BE SOLD AT AUCTION ON 29TH OCTOBER 2025. A SUPERB DEVELOPMENT AND INVESTMENT OPPORTUNITY. GUIDE PRICE - £125,000 to £150,000! Town and Country Property Auctions are pleased to present this A Charming C19th Two Bedroom Grade II Listed Detached Cottage Once Belonging To Chirk Castle, In An Idyllic Rural Setting Above The Ceiriog Valley Close To The Grounds Of Chirk Castle In Close Proximity To The Popular Vale Of Llangollen And Retaining Many Original Features. A Superb Opportunity To Create A Unique Home, Subject To Consents. 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



## Description



This charming Grade II Listed cottage is understood to be early C19th, constructed of white-washed rubble stone under a slate roof with rendered brick end stack. Single storey lean-to against South end. It provides an opportunity to create a unique family home, set in a beautiful rural landscape close to Chirk castle with stunning far reaching views to the front and yet being within easy reach of good road links providing links to local amenities and the centres of Oswestry, Wrexham, Chester and Llangollen. The property benefits from a water supply from Chirk Castle and an electricity supply currently via Scottish Power, with sockets and switches updated. There is room for parking on the grass driveway. Two ancient box hedges line the garden path. There is an original Oak beamed Welsh range fireplace and there are original leaded windows and sills throughout. Council Tax band C

## Accommodation Comprises

### Lounge



20'4" max x 12'2". Exposed beams, stunning recessed fireplace, tiled floor, 2x windows to front, door. Open staircase.

### Kitchen



11'8" x 8'1". Window and door to front. Belfast sink with water supply. W.C off housing chemical w.c.

### Bedroom One



12'4" x 7'1". Window to front.



## Bedroom Two



12'4" x 11'7" max. Window to front. Fireplace.

## Outside



Stone outbuilding. Timber gate providing access to a good sized plot and providing an opportunity to create off road parking.

## Services



The Auctioneers understand that the property benefits from a water and electricity supply, but have not undertaken a test of any of the services

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## 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), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## 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 to be in Band C.

## 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. Further details can be downloaded from the auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

## 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.

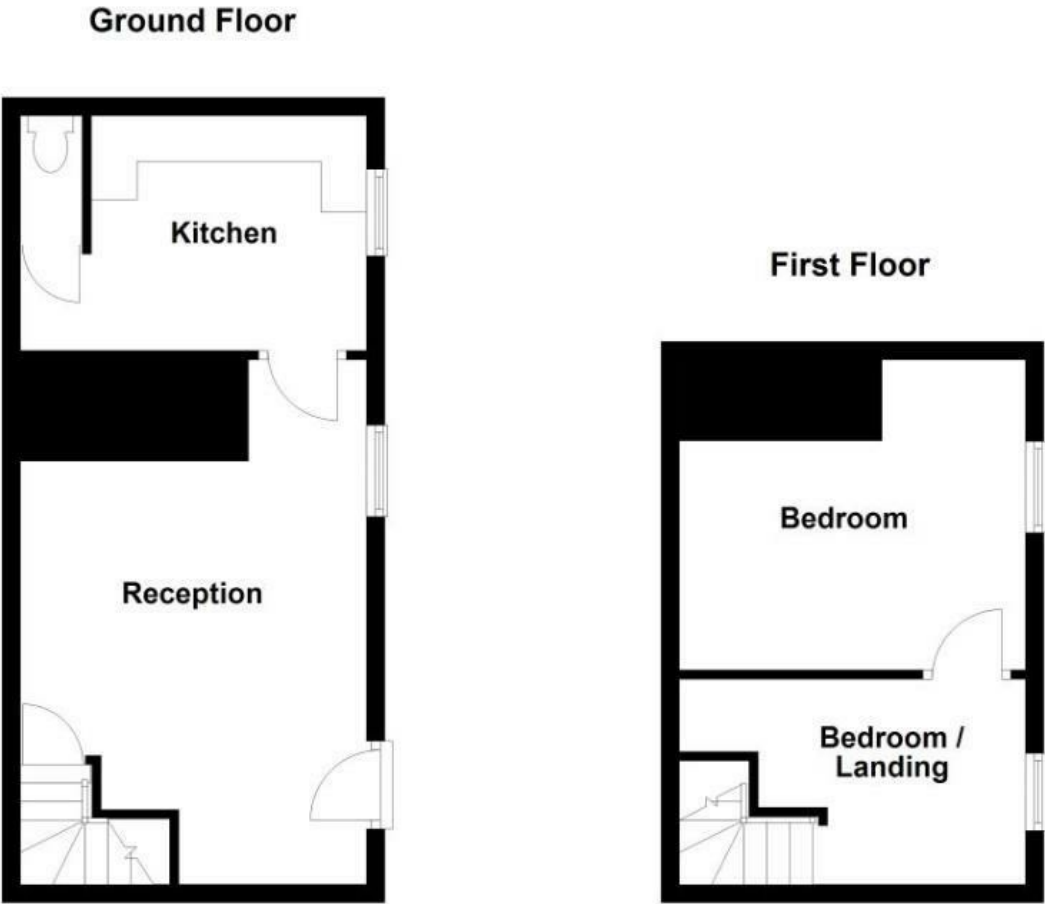
## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Floor Plan



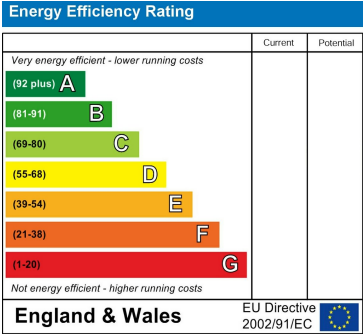
Total area: approx. 53.6 sq. metres (577.3 sq. feet)  
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

Pant Du Uchaf. \*

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.