

FOR SALE



Llangollen Road, Llangollen, Denbighshire
Starting Bid £320,000

MARTIN&CO



Llangollen Road, Llangollen, Denbighshire

3 Bedrooms, 1 Bathroom

Starting Bid £320,000

- **Stunning Family Home**
- **Sat On The Canal Towpath**
- **Stunning Manicured Gardens with Countryside Views**
- **Three Double Bedrooms All With**

Being sold via Secure Sale online bidding with Pattinson Auctions T&C's apply. Starting Bid £320,000

A truly rare and unique opportunity to purchase this charming, late 19th-century red-brick canal cottage, nestled on the Canal Side and enjoying direct access to the canal towpath in one of the most idyllic and historically significant locations in the UK. Located just over a mile from the centre of Llangollen within the UNESCO World Heritage Site which stretches from Gledrid to the Horseshoe Falls, including the iconic Pontcysyllte Aqueduct. This beautiful home sits within extensive mature and private gardens with stunning views and which houses the famous Red Wood Tree (*Sequoiadendron giganteum*) which is famed within the local area, this majestic tree has an almost magical quality and you could almost imagine it having a door in its trunk where you can step through into another world.

The property has on site a beautiful built garden room set on the edge of the garden with its own decking area with seating to capture the stunning countryside views as well as a matching wet room and WC, this could be used as a separate business entity as an Airbnb

ENTRANCE HALL The property is entered through a traditional wooden panelled front door, opening onto attractive quarry tiled flooring setting the wonderful traditional style throughout this fantastic home. The hallway features a radiator, staircase rising to the first floor, useful under stairs storage cupboard and internal timber panel doors providing access to the two reception rooms.



RECEPTION ROOM ONE 11' 6" x 11' 6" (3.53m x 3.51m) A beautifully appointed reception room, wonderfully situated to take full advantage of the surrounding countryside views. Featuring a charming electric log burner as its focal point, the space is enhanced by attractive quarry tiled flooring, convenient power points, Storage cupboards, door leading into the hallway and a classic sash window with fabulous views.

RECEPTION ROOM TWO 16' 7" x 9' 4" (5.08m x 2.87m) A further generously proportioned reception room, continuing the traditional aesthetic with matching quarry tiled flooring, a charming ornamental exposed brick fireplace with ceramic tiled hearth adding character, complemented by fitted floor-to-ceiling storage cupboards. The room also benefits from a radiator, power points and dual-aspect sash windows-one offering delightful countryside views, and the other showcasing stunning views over the canal.

KITCHEN 8' 5" x 8' 0" (2.59m x 2.44m) Fitted with a range of matching light wood wall and base units with ample worksurface over, stainless steel single drainer sink unit with mixer tap over inset to worktop as well as an electric hob with a stainless steel extractor hood above and oven housed in unit underneath, radiator, power points, double-glazed sash window faces the pretty front garden and a lead glazed door opens to a sunny courtyard area.

BATHROOM Having low flush WC, vanity sink set in vanity unit, panel bath with shower over and glass shower screen, radiator and frosted glass sash window.

LANDING A spacious landing providing access to all first-floor rooms. A sash window overlooks the pretty, sun-filled garden, bringing in natural light and enhancing the sense of space.

MASTER BEDROOM 11' 6" x 11' 6" (3.51m x 3.51m) A spacious master bedroom having power point, radiator and sash window which frames the beautiful, far-reaching views over the front fields and beyond-creating a peaceful and scenic retreat.

BEDROOM TWO 9' 4" x 8' 0" (2.87m x 2.44m) A further well-proportioned double bedroom, featuring power points, radiator and sash window offering delightful dual views over the canal and garden, including the stunning and renowned Redwood Tree-an exceptional natural feature that enhances the room's charm as well as the property itself.

BEDROOM THREE 9' 4" x 8' 0" (2.87m x 2.44m) A further spacious double bedroom with a lovely feature cast iron in ornamental fireplace fitted corner cupboard housing on the water cylinder, a sash window facing the front elevation and a radiator.

COURTYARD Located just outside the kitchen door, a sunny courtyard offers a delightful outdoor space. To one side is a practical storage shed, while to the other is a generously sized workshop complete with electricity. This versatile space lends itself to a variety



of uses, including a home office, workroom, studio, or additional storage.

GARDEN ROOM AND WET ROOM 14' 2" x 6' 3" (4.32m x 1.91m)
This versatile garden room features attractive wood-effect flooring, beautiful partially exposed brick walling, power points, electric radiator and a UPVC double-glazed window that floods the space with natural light while offering uninterrupted views over open fields and beyond. The garden room has its own decking area with seating and uninterrupted views over the countryside.

Ideal for a variety of uses, this space could serve as an excellent option for multigenerational living-whether as a teenager's retreat, a guest or relative's bedroom, or a work-from-home office.

Adding to its flexibility, the garden room also benefits from a matching wet room and WC, enhancing its potential for use as a self-contained business space and subject to the necessary planning permissions, it could be developed into a holiday let-an attractive opportunity given the area's thriving tourism industry.

WET ROOM A beautifully finished wet room comprising a dual-flush low-level WC, a hand wash basin with mixer tap set into a sleek vanity unit, and a wall-mounted electric shower. The space is fully tiled with stylish ceramic wall and floor tiles, offering a clean and

contemporary finish.

Just outside the wet room, there is a convenient stainless steel sink with a water tap above-ideal for additional utility use or outdoor cleaning needs.

OUTSIDE This amazing property is approached from the main Llangollen Road and up a smaller road to the parking area, the house itself sits on a generous sized plot and a pretty picket fence gate opens to a cobblestone pathway with ample lawn to either side where there is a further picket fence gate which opens directly onto the canal towpath. This stunning manicured garden has a plethora of well established trees plants and shrubs, including the magical and famous Redwood Tree. On one side of the garden sits the Garden room and wet room and there is a decked Arbour to capture the fantastic countryside views as well as further seating and patio areas with fabulous views of the valley and beyond. This outstanding garden is the ideal place in which to spend time with family and friends.

AUCTIONEERS COMMENTS Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and

overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

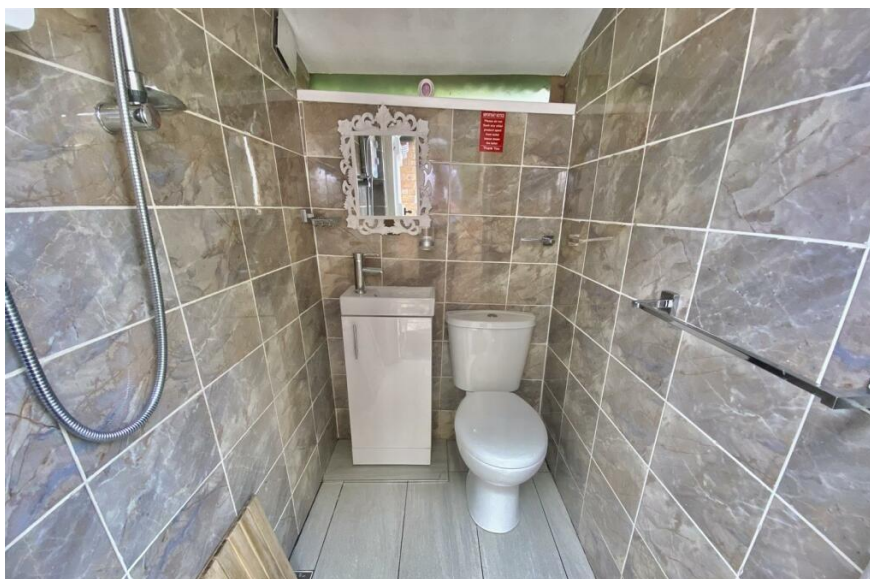
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

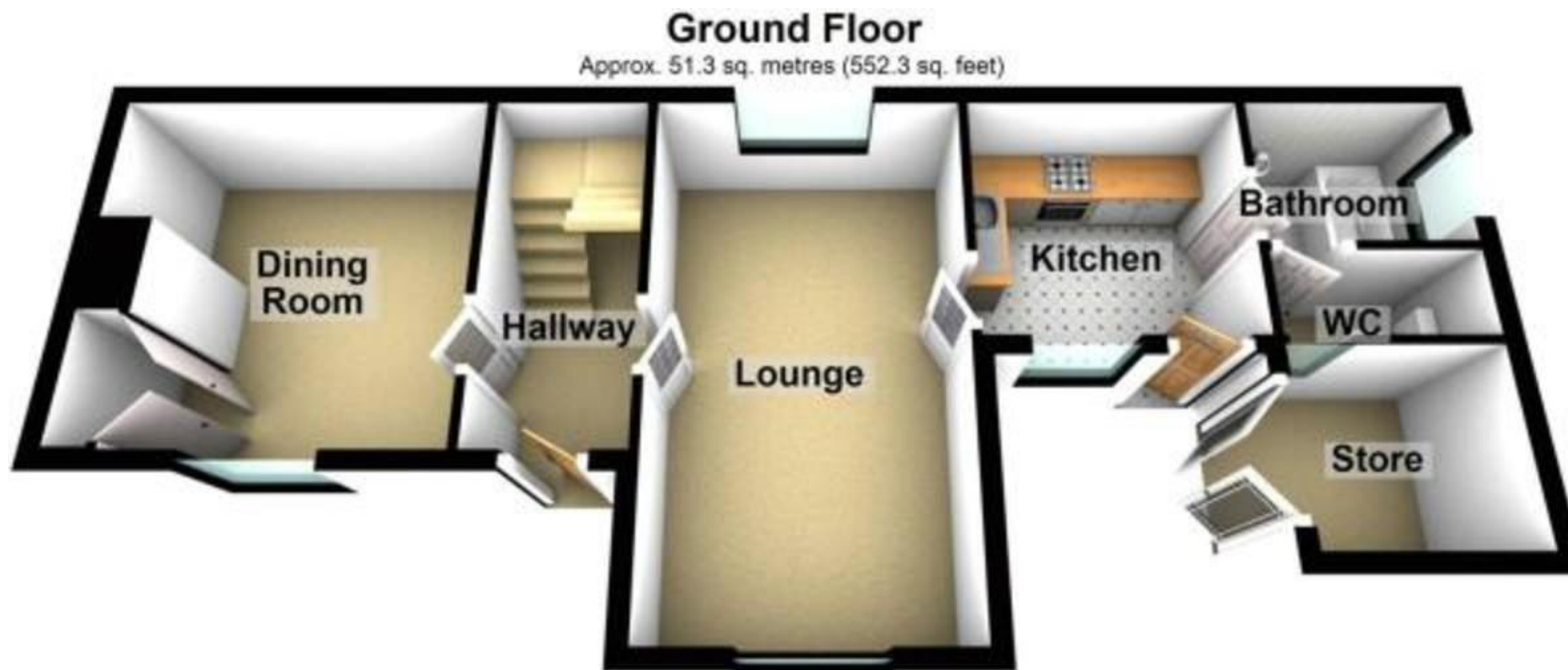
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



%epcGraph_c_1_544%





Total area: approx. 96.0 sq. metres (1033.1 sq. feet)

Martin & Co Liverpool

19 Allerton Road • • Liverpool • L18 1LG
T: 0151 428 6922 • E: liverpoolsouth@martinco.com

0151 428 6922

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.