

williams estates



**Gwyndy, 2 Ysgubor Wen, Denbigh,
Denbighshire, LL16 4PU**

£120,000

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EPC - E51

Council Tax Band - B

Tenure - Freehold

Ysgubor Wen, Denbigh

2 Bedrooms - House - Terraced

For Sale By Public Online Auction – £120,000 guide price - (£150,000)

UNCONDITIONAL LOT - Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

A charming mid terraced cottage, located just off the favoured Ruthin Road. The property comprises lounge / dining room, downstairs bathroom, kitchen and two bedrooms. To the outside, good size front and rear gardens. Further benefits include double glazed throughout. Viewing highly recommended. EPC Rating E51.

Accommodation

uPVC door into:

Entrance Porch

Quarry tiled flooring and door off into:

Lounge

19'5" x 11'9"

With feature stone built fireplace, beamed ceiling, power points and double glazed window to the front and rear.

Kitchen

9'1" x 5'9"

With a range of wall, drawer and base units with work surfaces over, stainless steel sink, space for fridge and freezer, void for cooker, part tiled walls, power points and double glazed window to the side.

Rear Porch

uPVC double glazed door leads to the rear garden.

Bathroom

8'4" x 4'11"

Having W.C, panelled bath, vanity unit with basin, part tiled walls and double glazed window to the side.

First Floor Landing

Doors off to further accommodation.

Bedroom One

10'0" x 8'7"

With power points, built in wardrobes, loft access hatch and uPVC window to the front.

Bedroom Two

8'6" x 7'11"

With power points, built in wardrobes and uPVC window to the rear.

Outside

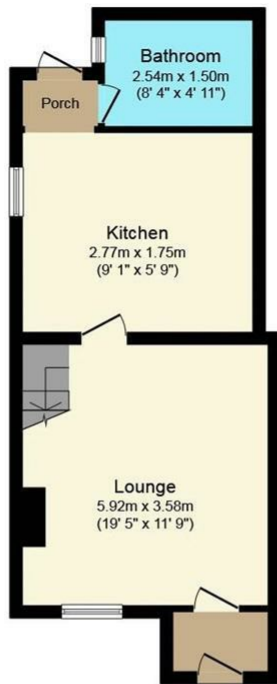
The property is approached via a paved pathway, bounded by a variety of shrubs and trees.

The rear garden is a good size being low maintenance. Paved throughout with a mixture of filled borders and timber fencing for privacy.

Auctioneer Notes

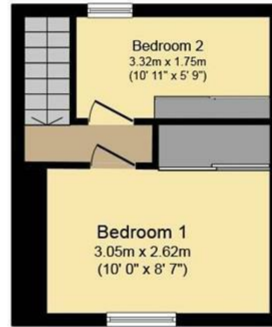
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Ground Floor

Floor area 41.1 sq.m. (442 sq.ft.) approx



First Floor

Floor area 21.4 sq.m. (230 sq.ft.) approx

Total floor area 62.4 sq.m. (672 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.