MOLYNEUX

ESTATE AGENTS - VALUERS - SURVEYORS

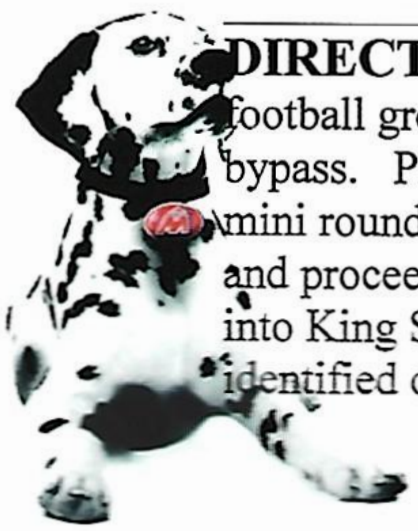
86 HIGH STREET, CEFN MAWR, WREXHAM, LL14 3BU
PRICE:£134,950. NO CHAIN. REF:MW44660



DESCRIPTION: Situated on the Outskirts of Cefn Mawr is this Delightful Three Storey Two Bed Stone Cottage which has internal accommodation to comprise: Lounge with French doors that lead onto a decked balcony area which leads to the Office, Stairs to ground floor, Dining area with French doors that lead onto a decked balcony area, Modern Fitted Kitchen, cloakroom, Utility area/Porch, Store Room. To the Third Floor there are Two Bedrooms and a Combined Bathroom/WC. The property is complimented by Gas radiator heating and double glazing. Externally there is Off Rd Parking to the front of the property and to the rear there is raised paved patio area with steps that lead to Generous sized lawned gardens. We Highly Recommend a Viewing to Fully Appreciate the Accommodation on Offer.

GEORGE A. MURRAY F.N.A.E.A. - RESIDENT PARTNER
VIEWING: By arrangement through the Agents Wrexham Office
35/37 King Street, Wrexham. LL11 1HR – 01978 262275
Opening hours 9.00am.-5.30pm Monday - Friday. 9.00am - 4.00pm Saturday -

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DIRECTIONS: From the Agents Wrexham Office proceed out of Town passing the football ground on the right hand side and at the main Wrexham roundabout turn left onto the bypass. Proceed down the bypass taking the 4th exit for Llangollen and proceed down to the mini roundabout. At the mini roundabout turn right and proceed to the 3rd mini roundabout and proceed straight across in the Llangollen direction. On entering Acrefair take a left turn into King Street and in a short distance fork left onto High Street where the property will be identified on the Right by the Molyneux 'For Sale' sign.

Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG
Shotton Office 01244 814182 Wrexham Office 01978 262275 Mold Office 01352 758088
Holywell Office 01352 712271

OUTSIDE: To the front of the property there are Original stoned walls to the boundaries with steps that lead onto a paved patio area, there are further steps that lead onto the lawned gardens where there are established trees and shrubs.. Two outside houses. . views to the rear.









TENURE: We are advised by our Client that the property is Freehold but this has not been confirmed. The purchasers Solicitor should verify the Tenure by reference to the Deeds.

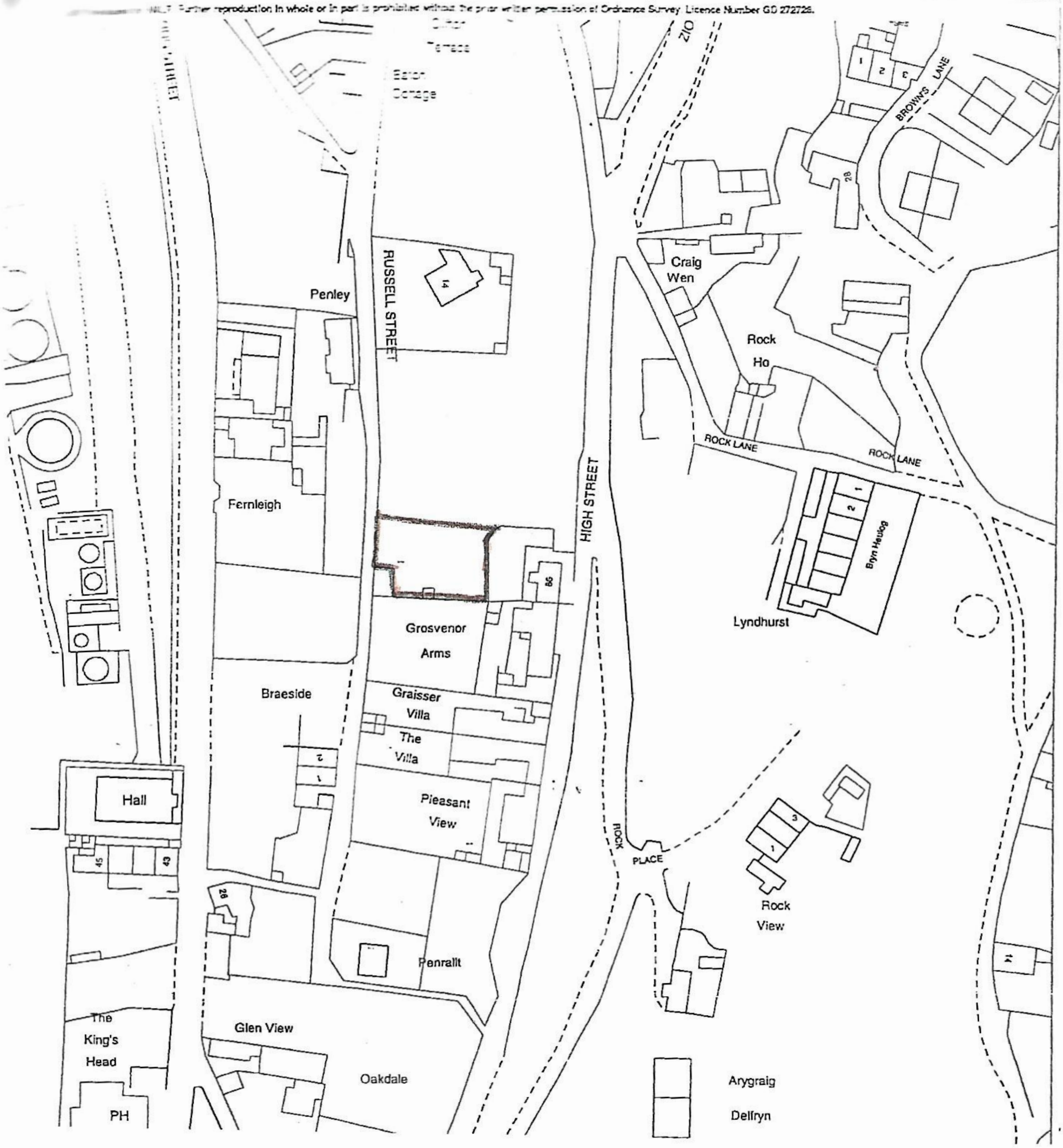
TERMS OF SALE:- This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE:- TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment. . Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT:- Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact Diana Lodge on 01244 311744. or ask at any office.

SJ2742NE SCALE 1:1250 Enlarged from 1/2500

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YOUR REF: [redacted]

OUR REF: GVK/DE/EVA5281

DATE: 12th September 2012

CYRIL JONES & CO
SOLICITORS
INCORPORATING STANLEY WILLIAMS

Please reply to:-
12 Grosvenor Road

e-mail/direct line:

Re: Purchase of 86 High Street, Cefn Mawr

I have now had confirmation from the Seller's Solicitors as to a third parcel of land which is included in the sale. For ease of reference I enclose a copy of the Land Registry plan which shows the land at the side. I also enclose 2 Statutory Declarations signed by the Seller. You will note that in addition to the 3 registered parcels of land there is an area of land at the rear which the Seller does not have any registered title over but which he states he has occupied since 2000. When in 2000 we do not know. He has no legal title to transfer this land to you and there is no guarantee you will become the registered owners if the person with registered title produces their deeds. Is this parcel of land edged red on the plans annexed to the Declarations of land which is completely fenced off and which forms part of the title? If it is then towards the end of 2014 you can make application to the Land Registry for adverse possession of this land. There is no guarantee you will be able to secure this because if in the next 2 years the person who has title deeds to the land appears they would be able to defeat any claim for adverse possession. I would certainly however advise making the application at the end of 2014 but you need to appreciate there is no guarantee your application will succeed. Provided the Seller since 2000 and yourselves for the next 2 years occupy the land the application should succeed. I cannot however give any guarantee.

With regard to the area of land at the rear of the property shown on the plan for title CYM90641, the Land Registry have confirmed to the Seller that they cannot upgrade the title from possessory to absolute title until 20th September 2014. Due to the potential for this land to be claimed again by the person who has the title deeds, the Seller is going to be asked to take out an insurance policy. This would mean that if the person with the title deeds did bring a claim against the land because of your future occupation, the insurance company would support your claim to acquire the land from the person who has title deeds.

19 GROSVENOR ROAD
WREXHAM
LL11 1DE
TELEPHONE: 01978 367830
FAX: 01978 367831
DX: 26661
SRA: 52049

12 GROSVENOR ROAD
WREXHAM
LL11 1BU
TELEPHONE: 01978 366665
FAX: 01978 353046
DX: 26661
SRA: 567469

89 CHESTER ROAD WEST
SHOTTON
FLINTSHIRE
CH5 1BZ
TELEPHONE: 01244 812109
FAX: 01244 811633
DX: 24373
SRA: 52050

THE LAW SOCIETY ACCREDITED Family Law

Service is not accepted by fax or email

Authorised and regulated by the Solicitors Regulation Authority
Authorised and Regulated by the Financial Services Authority

PARTNERS: GARETH JONES B.A. (HONS) Solicitor, SALLY WILLIAMS M.A (CANTAB) Solicitor, MICHAEL G.J. CUNNAH LL.B (HONS) Solicitor, GLEN V. M[illegible] B.A. (HONS) Solicitor, GARETH V. KELLY LL.M Solicitor

SOLICITORS: JOANNE LAMBERT-ROBERTS B.A. (HONS) LL.B (HONS), MARTA ZAMBRZYCKA LL.B (HONS)

LEGAL EXECUTIVES: SIAN FISHER F.Inst.L.Ex, LESLEY CLARKE F.Inst.L.Ex, FINANCIAL SERVICES MANAGER: IAN THOMAS DipPFS, ACCOUNTS: JANE EVANS

of 86 High Street Cefn Mawr Wrexham do solemnly and sincerely

ARE as follows

1. I am the owner/occupier of the property known as 86 High Street Cefn Mawr Wrexham

2. There is now produced to me marked "TH1" a plan upon which is shown edged red for identification purposes a small piece of land lying adjacent to my property

3. Throughout a period commencing 2001 I have occupied the said piece of land as part of my garden ground

4. The area of land edged red is surrounded by a fence and is included in the garden area of 86 High Street

5. Throughout the period of ownership and occupation of the area of land edged red I have not received any objections and have enjoyed and cultivated the land as aforesaid as of right without payment to or complaint from any person and without challenge or objection

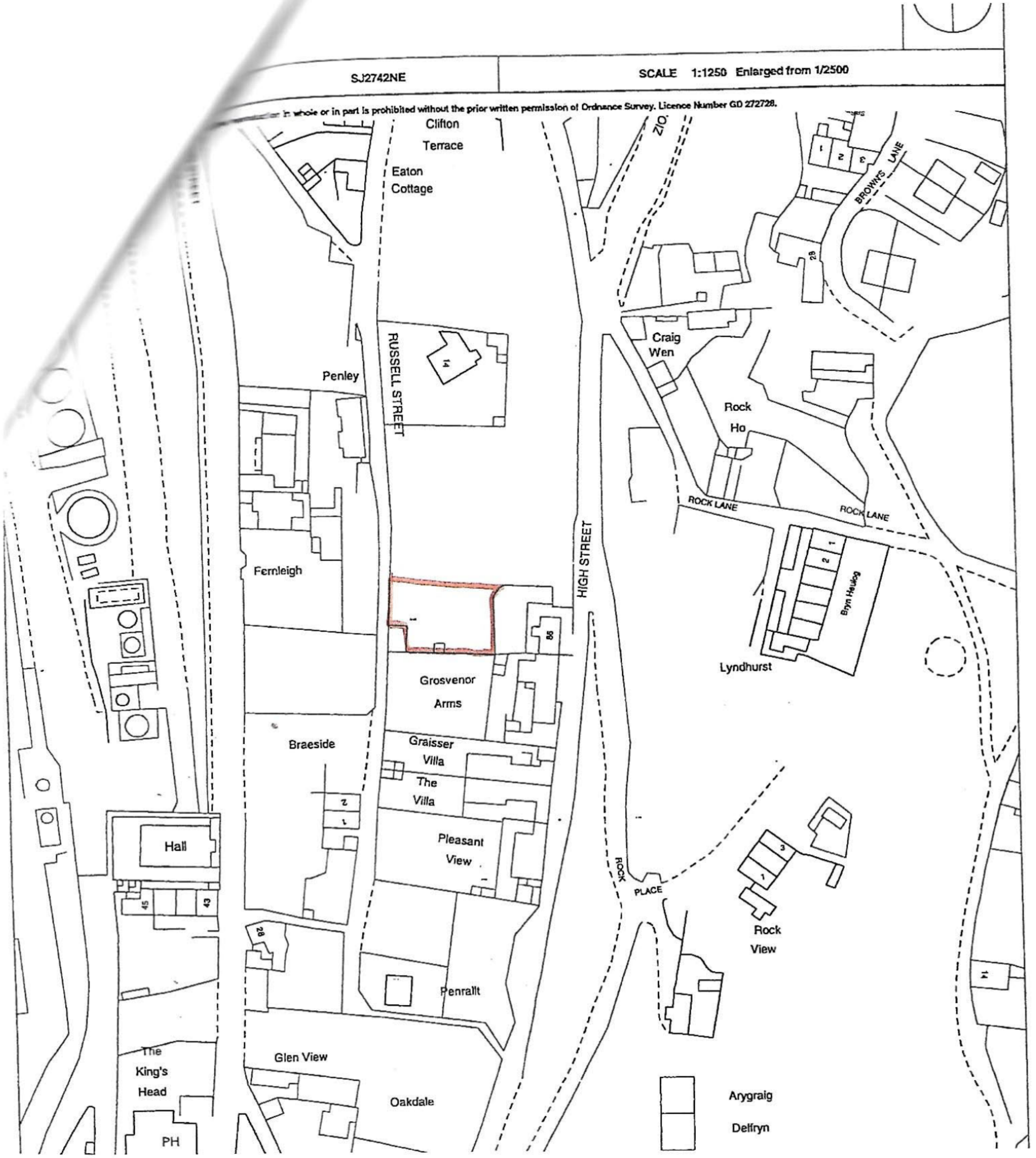
6. I have endeavoured to trace the owner of the piece of land without success

A N D I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations act 1835

DECLARED at Wrexham)
)
This 20th day of August 2008)

Before me

A Solicitor



This is the exhibit marked "TH1" referred to in the Statutory Declaration of Terence Hodkinson declared this 29 day of October 2003

Before me.

A Solicitor