



## Hall Street

Llangollen, LL20 8EP

Chain Free £225,000



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## Entrance

Solid Oak door and surround to the front entrance.

## Lounge

13'8" x 12'3" (4.19m x 3.75m)

Features of this room include a period cast iron open fireplace with slate hearth, Varnished solid wood flooring, exposed beams, Original sash window to the front elevation, telephone point, panel radiator, opening into Dining area, door off to Kitchen and Utility Room, stairs to the first floor.

## Dining Area

10'8" x 9'10" (3.26m x 3.00m)

Feature Stone open fireplace with Gas Point set on slate hearth, Varnished solid wood flooring, original sash windows to the front elevation, panel radiator.

## Kitchen

11'2" x 7'4" (3.42m x 2.25m)

Fitted with a range of wall, base and drawer units having worktop surfaces over, stainless steel sink unit with taps over, space for cooker and fridge freezer. Plumbing for washing machine, tiled flooring, panel radiator, hardwood door to the side elevation. Exposed beamed ceilings

## Utility Room

7'3" x 4'7" x (2.21m x 1.40m x)

Window to the side elevation, worktop surfaces over, plumbing for washing machine, exposed beamed ceiling

## Stairs to the First Floor

## Landing Area

Doors off to Bedrooms and family bathroom

## Bedroom One

13'0" x 10'9" (3.97m x 3.29m)

Sash original window to the front elevation, panel radiator, feature stone wall and exposed beams, Varnished solid wood flooring.

## Bedroom Two

10'7" x 9'2" (3.24m x 2.81m)

Sash original window to the front elevation, panel radiator, Varnished solid wood flooring.

## Bedroom Three

12'5" x 8'4" (3.81m x 2.56m)

Sash original window to the side elevation, panel radiator, Varnished solid wood flooring.

## Bathroom

8'10" x 7'1" (2.71m x 2.18m)

Three piece bathroom suite comprising Panel Bath with electric shower over, low level WC and wash hand basin. panel radiator, frosted window to the side elevation, built in airing cupboard housing wall mounted Gas boiler. part tiled walls and Varnished solid wood flooring.

## Loft Area

Loft Area mostly boarded for additional storage.

## Outside

To the front of the property there is a gated access which leads to an enclosed front patio area with a path that leads to the front entrance door and seating area. To the side of the property there is an enclosed rear courtyard and garden store.

## Additional Information

Currently Tenant in the property paying £1000 a

month

Local Authority  
Denbighshire Council Tax Band : C Annual Price:  
£1,648 (avg)

### Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Offers

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

### Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

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

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for there working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of Buisness

Hours Of Business - Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.