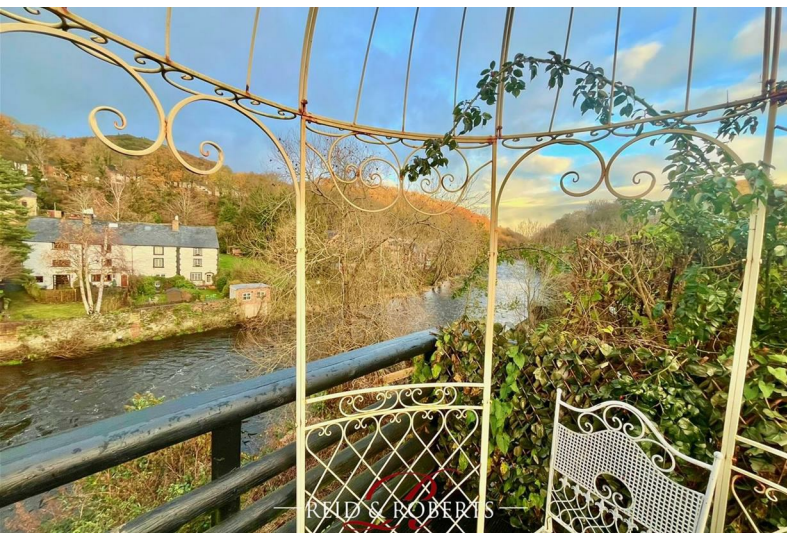




23 Church Street

Llangollen, LL20 8HY

£225,000



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Entrance

Accessed via a hardwood door leading into the Lounge area.

Lounge

18'4" x 9'10" (5.6 x 3)

This cozy room features Beamed ceilings, a wood burner stove set on a slate hearth, slate floor, TV aerial point, economy 7 heater, under stairs storage cupboard housing a boiler for heating the first floor, stairs leading to the first floor, and a door to the Kitchen/Diner.

Kitchen/Diner

14'9" x 9'10" (4.5 x 3)

Enjoy the light-filled and spacious kitchen featuring a selection of modern wall, drawer, and base units with complementary roll top work surfaces. The kitchen also includes an inset stainless steel sink with mixer taps, space for a cooker with a hood above, and integrated appliances such as a dishwasher, washing machine, and fridge/freezer. With tiled flooring, a panel radiator, and a polycarbonate roof along with uPVC double glazed patio doors to the rear, this kitchen offers both style and functionality.

First Floor Accommodation

Landing

Doors off to Bedrooms and Shower Room.

Bedroom One

11'6" x 10'2" (3.5 x 3.1)

The front-facing Upvc double glazed window provides ample natural light, complemented by a wall-mounted vertical heated radiator. Additionally, there is a TV aerial point for entertainment needs.

Bedroom Two

8'10" x 6'11" (2.7 x 2.1)

The rear-facing Upvc double glazed window offers picturesque riverside views, while a wall mounted vertical heated radiator ensures optimal warmth. Additionally, there is a Tv aerial point for convenient entertainment access.

Shower Room

5'11" x 5'7" (1.8 x 1.7)

The recently installed Three Piece suite includes a low flush W.C, a vanity wash hand basin with a mixer tap over, and a walk-in fully tiled shower cubicle with a shower over. The walls are fully tiled, and there is a frosted window, tiled flooring, and an extractor fan.

Outside

Enjoy the magnificent views of the River Dee and Castell Dinas Bran from the paved patio seating area accessed by steps from the conservatory at the back of the property.

Church Street parking is reserved for permit holders.

ADDITIONAL NOTES

The Property is presently listed as a Holiday Let through BOOKING.COM, and accounts can be provided upon request. The Vendor has notified us that all windows have been replaced, and the electrical system has been upgraded (Certificates are available).

Viewing Arrangements

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham office on 01978 353000.

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

To Make An Offer - TO MAKE AN OFFER - MAKE AN APPOINTMENT WITH ONE OF OUR MORTGAGE ADVISORS ON 01978 353000.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any deal may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred

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. Telephone 01978 353000

Services

Services - The Agents have not tested any included

equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment

Misrepresentation Act

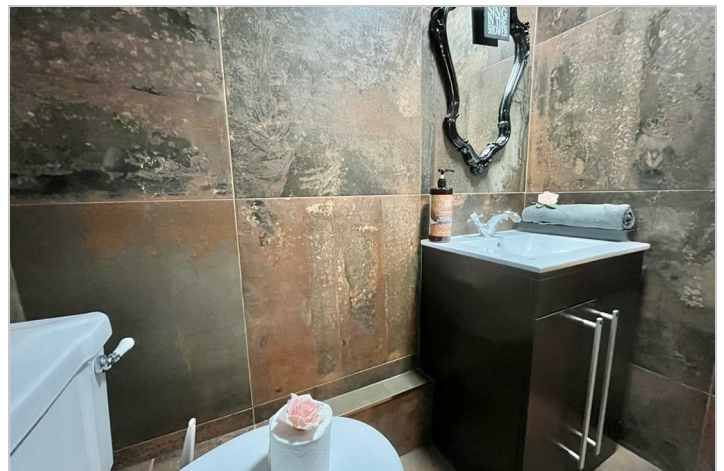
Misrepresentation Act - These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Opening Hours

Opening Hours - ACCOMPANIED VIEWINGS ARE AVAILABLE 7 DAYS A WEEK SUBJECT TO DIARY AVAILABILITY

Monday-Friday 9.00am - 5.00pm

Saturday 9.00am - 4.00pm



Road Map



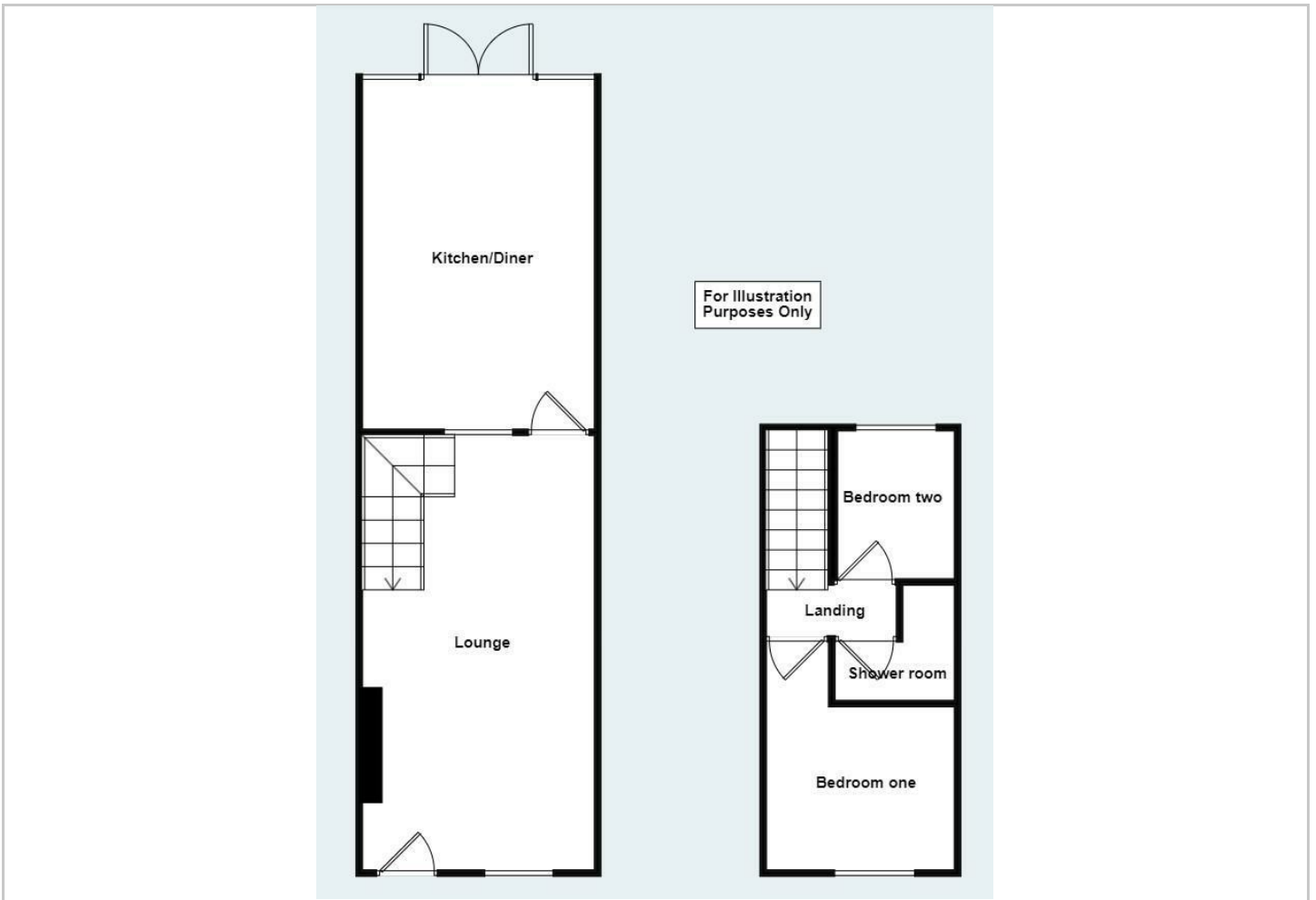
Hybrid Map



Terrain Map



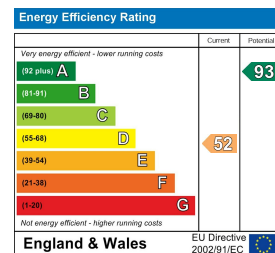
Floor Plan



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



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