



44 Church Street

Llangollen, LL20 8HY

Chain Free £170,000



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Lounge

13'1" x 9'5" x 11'8" (4.0m x 2.89m x 3.58m)

Hardwood sash window and door to the front elevation. Feature brick fireplace, Wood laminate flooring. panel radiator, tv/telephone points and archway through to:

Kitchen

15'10" x 9'8" (4.84m x 2.96m)

Newly installed base units with counter tops, an electric oven and a four-ring ceramic hob featuring an extractor hood above, with integrated under counter fridge. The space includes a panel radiator, a staircase leading to the first-floor landing, beamed ceilings, and a wood laminate floor. There is a telephone point and a door that opens to:

Utility

10'5" x 3'8" (3.18m x 1.13m)

Newly fitted base and wall cabinets with counter tops and sink/drain. Space and plumbing available for washing machine and fridge freezer. Gas-fired combination boiler mounted on the wall. Panel radiator. Wood laminate flooring. Door leading to the rear.

Staircase to First Floor Landing

Newly carpeted. panel radiator, skylight and doors off to:

Bedroom One

13'0" x 12'0" (3.98m x 3.67m)

Newly carpeted. panel radiator. Upvc double glazed window to the front.

Bedroom Two

15'11" x 6'3" (4.86m x 1.92m)

Newly carpeted. Storage cupboard. Panel radiator. Newly carpeted. panel radiator. Upvc double glazed window to the rear.

Bathroom

New suite comprising a bath with double shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls, tiled flooring, chrome heated towel rail, inset ceiling lights and extractor fan. Upvc double glazed frosted window to the side elevation.

Outside

Outside

To the rear of the property with access off the utility is a small rear yard owned by the neighbouring property. The yard is gravelled and provides pedestrian access to the brick built outbuilding.

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.

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.

To Make An Offer.

Once you are interested in buying this property,

Tel: 01978 353000

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 delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

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.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

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.

EPC Rating.

TBC



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

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

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