

Town & Country

Estate & Letting Agents



Armstrong Towers Birch Hill, Llangollen, LL20 8LN

Offers In The Region Of £425,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this beautiful, Grade II listed period family home that has undergone an extensive scheme of renovation. Located on the outskirts of the sought after and pretty bustling market town of Llangollen, all amenities are close at hand including shops, schools and lots of outdoor activities. The property offers spacious, character accommodation with four reception rooms, modern kitchen, modern bathrooms and four/ five bedrooms. The gardens have been landscaped and there is garaging for parking. A must see property in fantastic condition whilst still full of charm and character!!

Directions



From our Oswestry office, head out of town and join the A483 heading towards Chirk. At the Gledrid roundabout (BP Filling station) take the 2nd exit joining the A5 towards Llangollen. Drive through Chirk until reaching the Halton roundabout and taking your first left onto the A5 and towards Llangollen. After 5 miles, take the left turning onto Maesmawr Road. Continue onto Birch Hill where the property will be found on the right.

Accommodation Comprises:



Entrance Porch



The entrance porch has a quarry tiled floor, a part

glazed door to the front, open reach point and a door leading through to the sitting room.

Sitting Room 16'8" x 11'8" (5.10m x 3.58m)



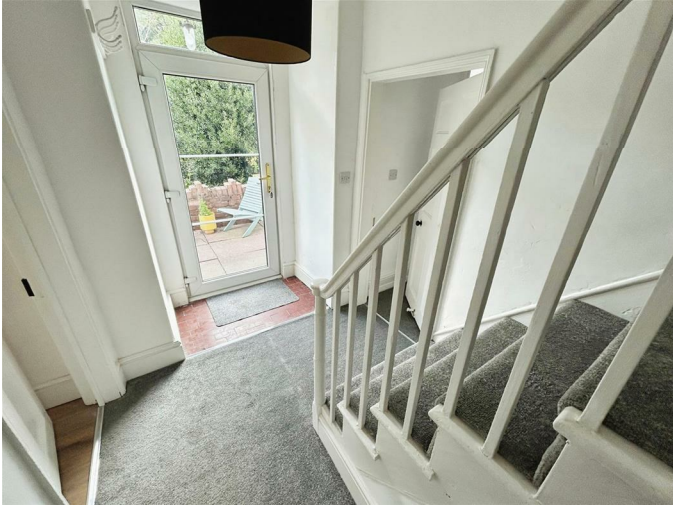
A very versatile room full of character having the original leaded arch sash window to the front, exposed stone walling, slate flagged flooring, a large inglenook with an inset open fire and an oak beam over, radiator, ceiling timbers and doors leading to the cellar and the rear hallway.

Cellars



Steps lead from the sitting room down to the two cellar rooms. One measures 3.97m x 3.33m and the other measures 3.81m x 3.40m. The one cellar is fitted with shelving and has power and lighting.

Rear Hallway



The rear hallway has a glazed door leading out to the garden, radiator, stairs leading to the first floor and doors leading to the lounge and the dining room.

Dining Room 14'11" x 13'0" (4.57m x 3.98m)



The bright dining room has a bay French door leading out to the garden, wood flooring, radiator and an archway leading through to the kitchen.

Lounge 15'3" x 13'3" (4.65m x 4.05m)



The bright, good sized lounge has a bay French door leading to the rear garden with the original shutters and a radiator.

Additional Photo



Additional Photo



Kitchen 11'6" x 8'4" (3.51m x 2.56m)



The well appointed brand new kitchen is fitted with a range of base and wall units with contrasting solid block work surfaces over, a sash window to the

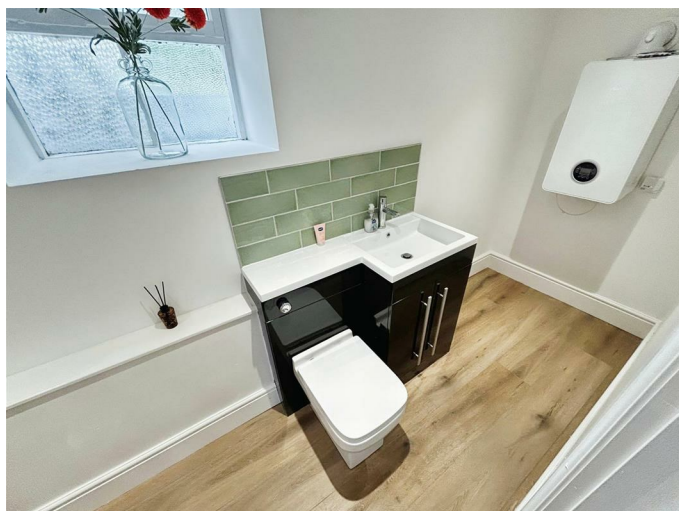
front, stainless steel sink with a mixer tap over, space for an American fridge, integrated dishwasher, Kenwood electric double oven, Candy ceramic hob with a chimney style extractor fan over, part tiled walls, wood flooring and an archway leading to the living room.

Living Room 13'8" x 7'11" (4.19m x 2.42m)



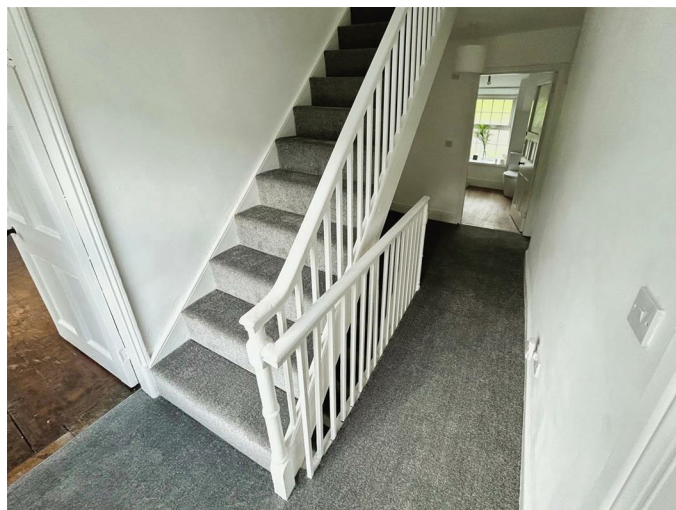
Another fantastic versatile space having wood flooring, radiator, spotlighting, a window to the rear overlooking the garden and French doors leading out to the decking at the side. A door also leads to the utility/ cloakroom.

Utility/ Cloakroom 13'3" x 3'11" (4.05m x 1.20m)



The utility/ cloakroom has a window to the front, Worcester boiler, space and plumbing for appliances, wood flooring, low level w.c., and a wash hand basin on a modern vanity unit with a mixer tap over, spotlighting and an extractor fan.

First Floor



The first floor landing has a stair case leading to the second floor rooms, a window overlooking the garden and doors leading to the bedrooms and the bathroom.

Bedroom One 11'5" x 8'11" (3.48m x 2.73m)



A good sized double bedroom having the original arched sash window, exposed floorboards, two built in alcove cupboards and a radiator.

Bedroom Two 11'8" x 9'6" (3.56m x 2.91m)



A second double bedroom having the original arched sash window to the front, exposed floorboards, radiator and a built in cupboard.

Bedroom Three 13'1" x 11'3" (4.00m x 3.43m)



The third bedroom is a large double having a window overlooking the garden and views beyond, exposed floorboards and a radiator.

Bedroom Four 11'6" x 11'3" (3.51m x 3.45m)



The fourth double room has a window to the rear with far reaching views, exposed floorboards, radiator and a built in cupboard.

Bathroom 7'11" x 6'10" (2.43m x 2.10m)



The beautifully appointed bathroom has a window to the front, large walk in shower cubicle with two shower heads, wash hand basin on a vanity unit with a mixer tap over, low level w.c., radiator and wood flooring.

Second Floor

The second floor landing gives access to the top floor bathroom and bedroom five/ study.

Second Bathroom 11'10" x 5'6" (3.61m x 1.70m)



The top bathroom is well appointed having a window to the rear with superb views, a panel bath with a mixer tap over, part tiled walls, low level w.c. and a wash hand basin with a mixer tap over on a modern vanity unit, radiator. wood flooring, spotlighting and an eaves storage cupboard.

Bedroom Five/ Study 14'5" x 7'0" (4.41m x 2.14m)



The fifth bedroom/ study is a versatile space having a window to the rear with fantastic views, spotlighting and eaves storage.

To the Outside

Externally, there is a single garage accessed from the lane. A gate gives access to the rear of the property whilst a second gate lower down gives access to the gardens. There is a useful storage area between the garage and the house opening onto the garden.

Gardens



The gardens are another great feature of this property having a superb decked patio and entertaining area off the living room with steps leading down through the shrubbed and planted gardens. There are various areas to sit and relax with, shed, outside lighting, patios and planted borders. An additional sitting area runs along the rear of the house and is accessed from the dining room, lounge and the hallway.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Location



Views



Additional Photo



Rear Elevation



Llangollen Town



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

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

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

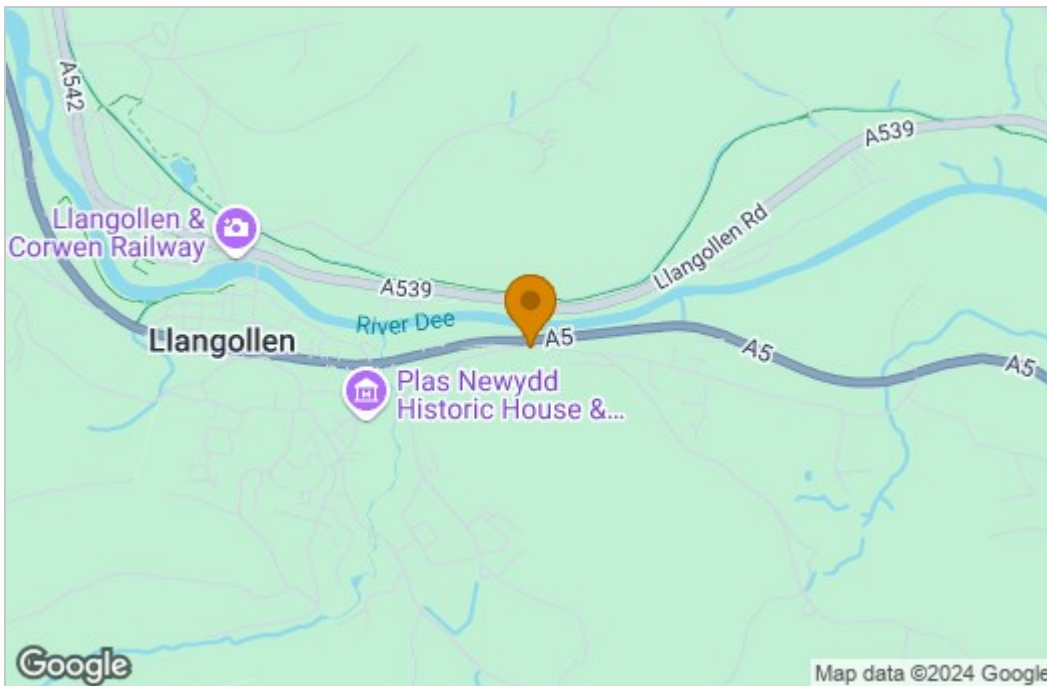
These particulars, whilst believed to be accurate are

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.

Floor Plan



Area Map



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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