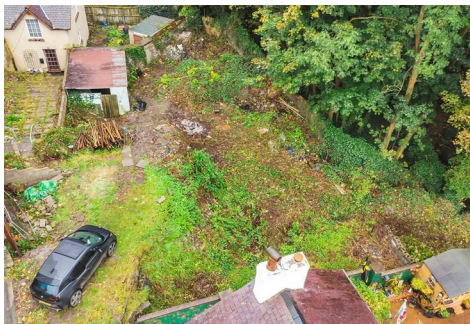




**Elmwood Brook Street, Llangollen, LL20 8LS**

**Price £170,000**

A rare opportunity to the Llangollen market is this substantial plot located on the fringe of town adjoining the Cyflymen brook and within walking distance to all the towns amenities. Elmwood (formally Beech Cottage) is a one bedroom detached, two storey house set in large grounds and having potential for redevelopment or new build (subject to planning consents). NO CHAIN - CASH BUYERS ONLY

### Location

Llangollen provides a most pleasant and convenient residential location renowned for its picturesque setting on the River Dee and its annual international music eisteddfod.

The town centre offers an excellent range of amenities including shopping, schooling and social amenities, whilst good road links and a regular public transport service provide commuting to the major commercial and industrial centres throughout the area.

### Elmwood (Formally Beech Cottage)

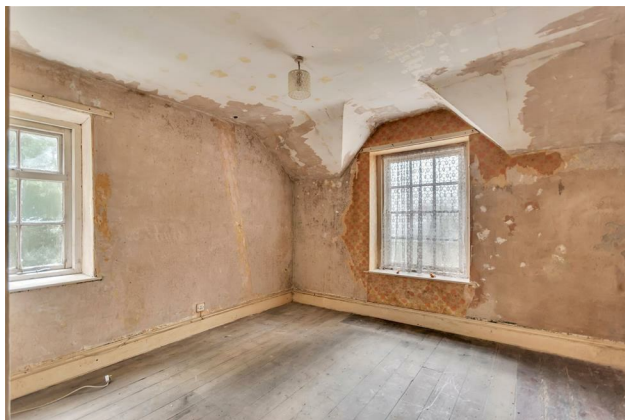
The house comprises lounge, kitchen, bedroom and bathroom with outbuildings.

### Services

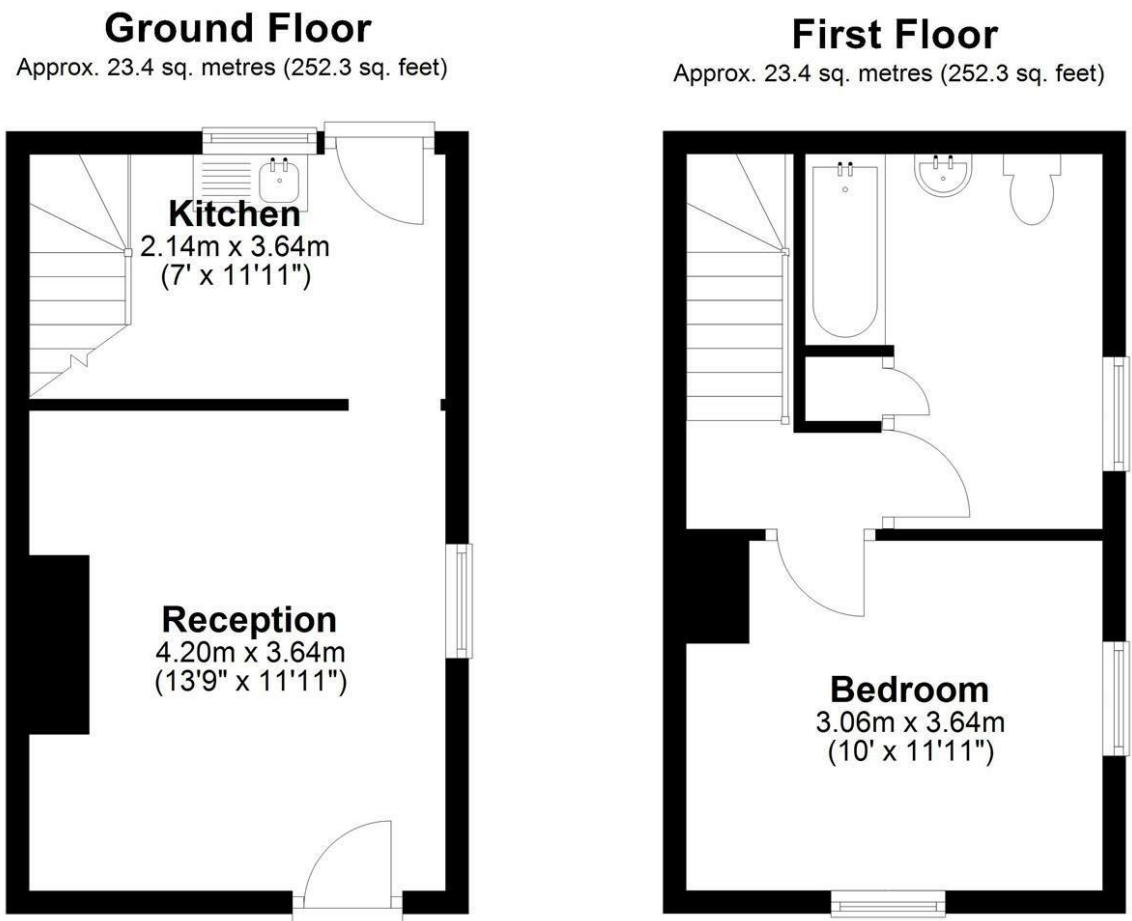
We are advised there is mains electric connected to the property and septic tank drainage

### Plot

Formally housing 6 terraced houses known as Brook Place circa 1940s

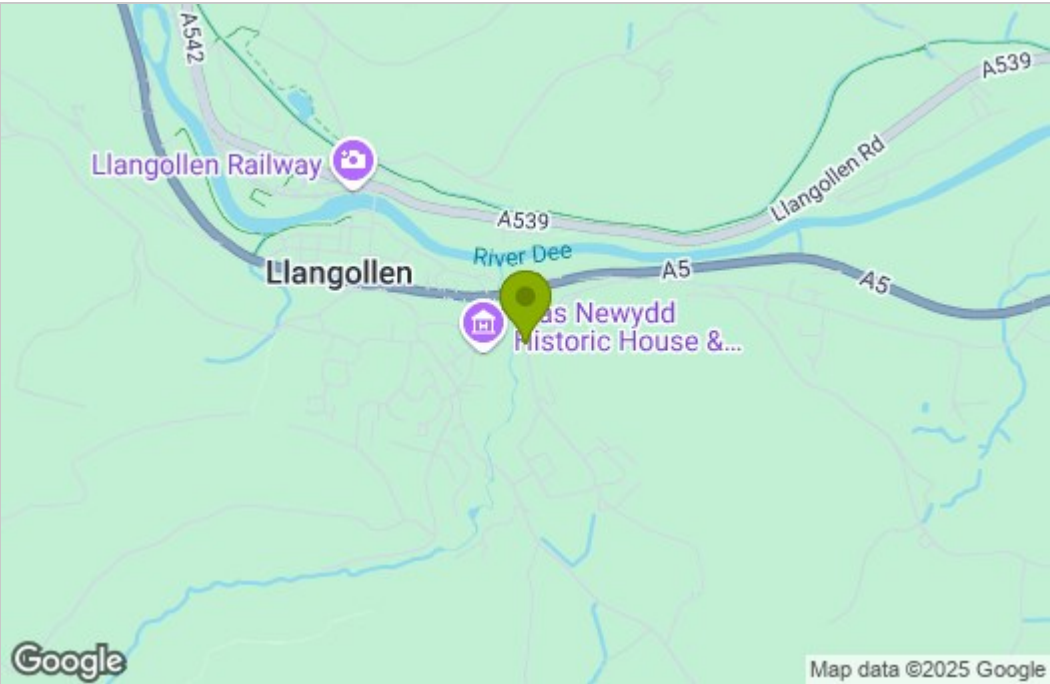


Floor Plan

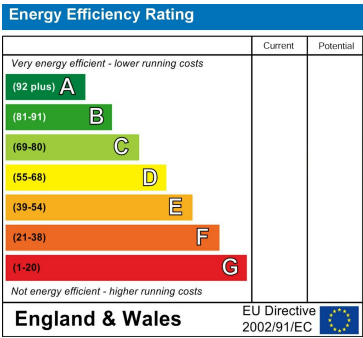


Total area: approx. 46.9 sq. metres (504.6 sq. feet)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.