



43 Church Street, Llangollen, LL20 8HY
Price £199,950

A three storey, two double bedroom Georgian townhouse centrally located on one of the original and most charming streets in Llangollen, within level walking distance to the towns many amenities. Benefiting from parking bay to rear and low maintenance garden. The accommodation briefly comprises entrance hall, spacious lounge with open fire, kitchen/breakfast room. The first floor has a family bathroom and large bedroom with bay window, whilst the second double bedroom is located on the second floor. NO CHAIN

Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation

Entrance door opens into:-

Entrance Hall

Cloaks area and door into:-

Lounge 14'3" x 6'6" (4.35 x 2.00)

Exposed wood floor, central open fire with mantle over and built in shelving units either side, having cupboards under, large window to front, spot lights to ceiling and radiator.

Inner Hall

Stairs off to the first floor, radiator, external door to garden and door to:-

Kitchen/Breakfast Room 14'4" x 9'9" (4.37 x 2.99)

A fitted range of base and wall units, work surface areas, sink unit with window above overlooking the rear garden, plumbing for washing machine, space for cooker with extractor above, cupboard housing Worcester combi boiler, spot lights to ceiling and radiator.

On The First Floor

Stairs from the inner hallway rise to the first floor landing with window to rear.

Bathroom

Comprising bath, enclosed shower cubicle with electric shower, w.c, wash hand basin, window to rear, radiator.

Bedroom One 16'5" x 11'6" (5.01 x 3.51)

Spacious and light room with bay window to front, beams to ceiling, built in closet, radiator.

On The Second Floor

Stairs rise from the first floor landing to:-

Bedroom Two 11'7" x 6'6" (3.54 x 2.00)

Window to front, built in wardrobe, radiator, and storage to eaves.

Outside

Low maintenance garden to rear and steps that lead to the parking bay.



Floor Plan

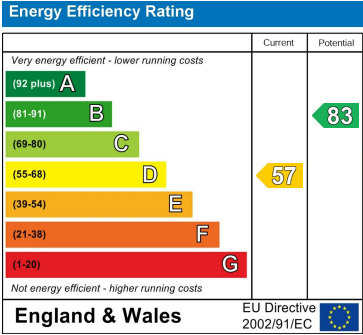


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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