



**4 Abbey Square, Llangollen, LL20 8ST**  
**Price £115,000**

Address: 4 ABBEY SQUARE, LLANGOLLEN, LL20 8ST

We are acting in the sale of the above property and have received an offer of £117,250

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - F37

### 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.

### Directions

From our Llangollen office proceed along Castle Street to the bridge, Abbey Square is accessed off Abbey road along side the walkway by the barbers.

### Accommodation

A charming Grade II Listed stone cottage situated in the town centre offering easy access to the towns abundance of shops and eateries. The period property has undergone some modernising which requires completion to already started works. The accommodation briefly comprises vestibule to entrance door, lounge with feature wood burner, fitted kitchen, ground floor wet room. To the first floor is a large bedroom with 2nd room off (bedroom 2/dressing room/study). Externally there is a sunny aspect patio. NO CHAIN

Vestibule with glazed panels and entrance door to:-

#### Lounge 17'11" x 10'9" (5.46 x 3.27)

Feature wood burner on slate hearth and large mantle over, window to front, beams to ceiling, tiled floor, exposed stone wall with open hatch to kitchen.

#### Kitchen 10'1" x 7'9" (3.08 x 2.35)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating sink unit with drainer and mixer tap over, space for hob and oven with space for extractor above, plumbing for washing machine, space for fridge/freezer, feature window allowing a good degree of natural light, beams to ceiling.

### Bathroom

Recently renovated to create a wet room, requires some works to finish.

### On The First Floor

Stairs rise from the lounge to:-

#### Bedroom 11'1" x 10'9" (3.39 x 3.27)

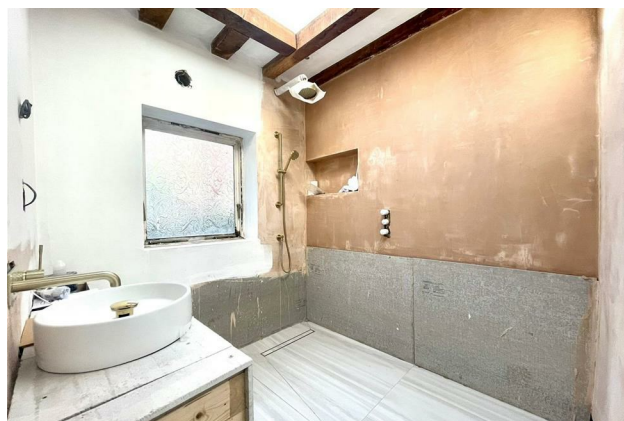
Spacious bedroom with window to front and door to:-

#### Dressing Room/Study

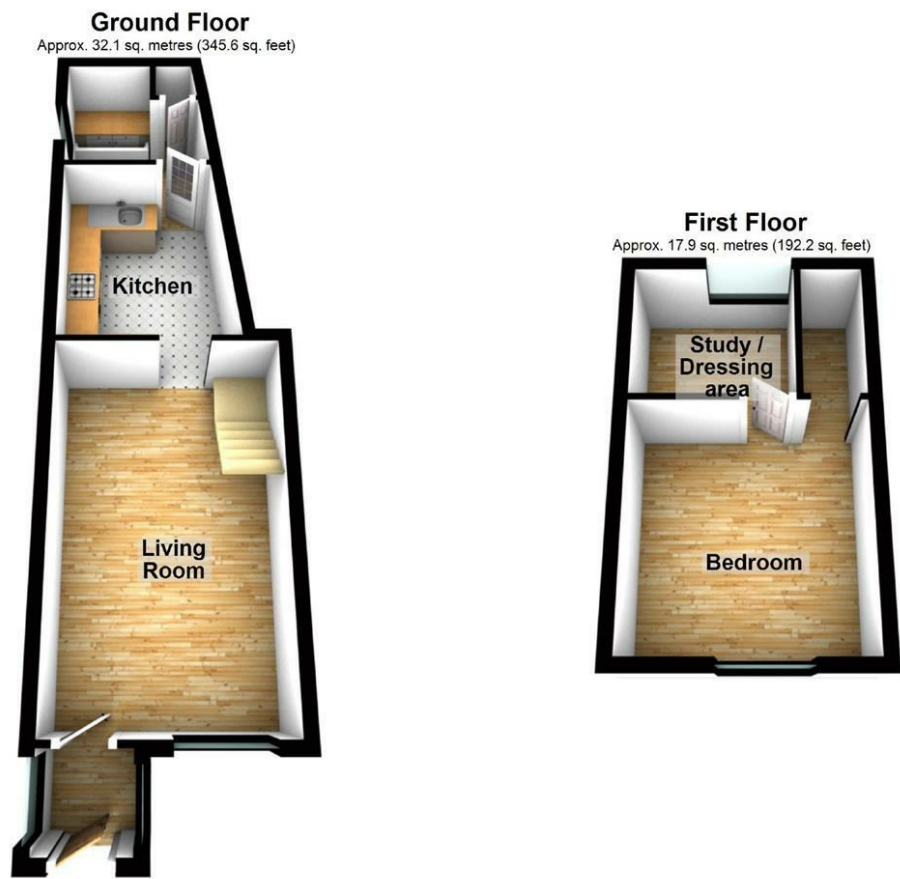
A versatile room with beam to ceiling, window to rear and velux window. Wall mounted combi boiler.

### Outside

A sunny aspect paved patio area.



Floor Plan

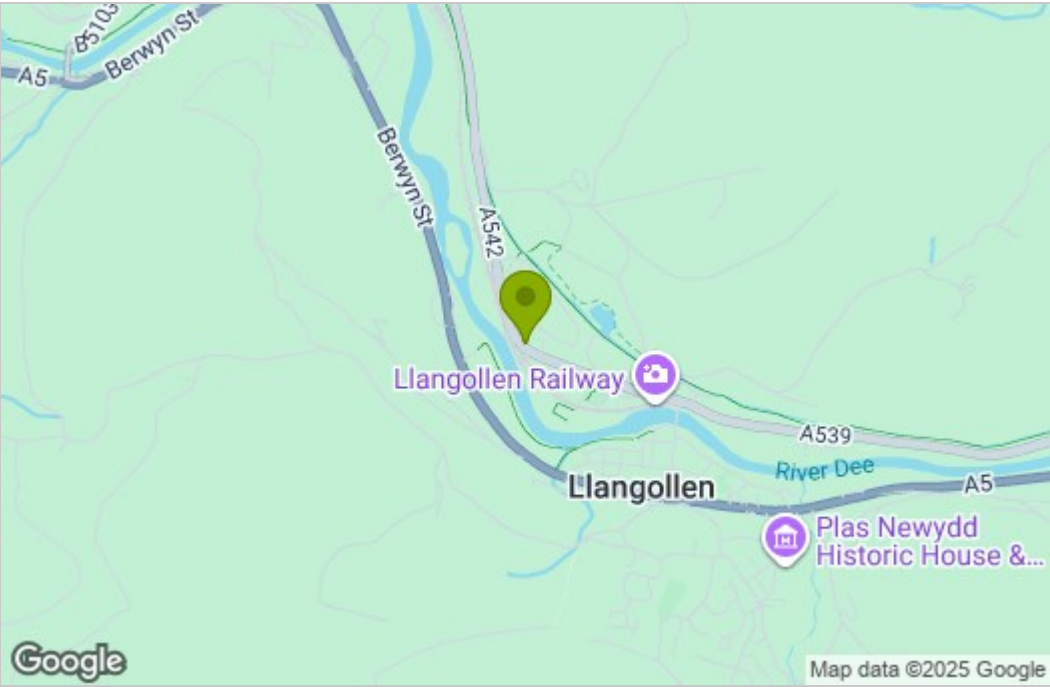


Total area: approx. 50.0 sq. metres (537.7 sq. feet)

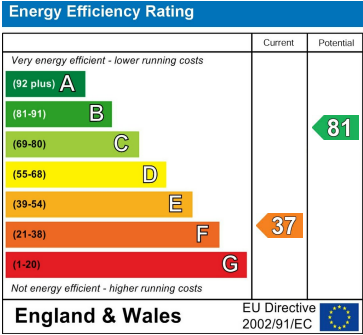
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007

Plan produced using PlanUp.

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.