

A two-story stone house with a dark roof and a small outdoor seating area. The house is built from rough-hewn stone with red brick accents around the windows and doors. There are several windows, some with arched tops, and a dark wooden door. A small patio with a table and chairs is visible in the foreground. The sky is blue with white clouds.

BOWEN

PROPERTY SINCE 1862

Offers in excess of £250,000

2 Bedrooms 1 Bathroom

Bwthyn Clyd, 2 Fairway View,
Bryn Dethol, Llangollen LL20 7PS

Bwthyn Clyd, 2 Fairway View, Bryn Dethol, Llangollen LL20 7PS

General Remarks

Commanding views across the valley, this two double bedroom semi-detached barn conversion is extremely well appointed throughout and benefits from numerous high quality fixtures and fittings including granite worktops and splash-backs in the kitchen. Located within a highly sought-after small development just a short drive from the town centre, the property would make an ideal family home or could be used as a holiday let as it is currently. Internally the property briefly comprises a dual aspect kitchen; lounge/diner; landing; main bedroom; further double bedroom and a family bathroom complete with a white four piece suite. Viewing Advised. EPC Rating – 72|C.



Location: Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk Railway Stations only fifteen minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen offers a wide range of day-to-day amenities, good Schools, a Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques.

Accommodation

On The Ground Floor:

Kitchen: 14' 6" x 8' 3" (4.42m x 2.52m) Wooden double glazed windows to the front and rear elevations. Wooden glazed door to the side elevation. Wall and base units. Granite worktops and splash-backs. One-and-a-half-bowl stainless steel sink with mixer tap. Integral fridge and freezer. Integral dishwasher. Integral washing machine. Space for range-style cooker. Cooker hood. Wall tiling. Down-lighters. Radiator. Tiled floor.

Lounge/Diner: 16' 4" x 14' 7" (4.99m x 4.44m) Wooden double glazed windows to the front and rear elevations. Wooden glazed door to the rear elevation. Two radiators. Laminate flooring.

On The First Floor:

Landing: Wooden double glazed feature window to the front elevation. Radiator.

Bedroom 1: 14' 7" x 8' 6" (4.44m x 2.59m) Wood double glazed window to the side elevation. Radiator. Storage cupboard.

Bedroom 2: 12' 6" x 8' 6" (3.82m x 2.60m) Two wooden double glazed windows to the rear elevation. Radiator.

Bathroom: 8' 10" x 5' 7" (2.68m x 1.71m) Wooden double glazed window to the front elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator. Extractor fan. Down-lighters.

Outside: Externally there is a low maintenance Entertaining Space leading off the Kitchen and Two Allocated Parking Spaces.

Services: There is a communal septic tank for the development, the cost of which is split accordingly.

The central heating system is supplied via a communal propane tank with each property having its own meter.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.





Viewing: By prior appointment with the Agents.

Council Tax Band: The property currently does not have a Council Tax Band as the current owners operate it as a holiday let business. If, however, the new owners purchase the property to live in then the Local Authority will set a new Council Tax Banding.

Directions: From the Agents Llangollen Offices proceed up Castle Street and at the traffic lights turn left onto the A5. Upon leaving the town continue along the A5 for approximately half a mile. Once you pass Llangollen Golf Club, take the first turning on the right, when the entrance to the development will be observed almost immediately on the left-hand side of the road.

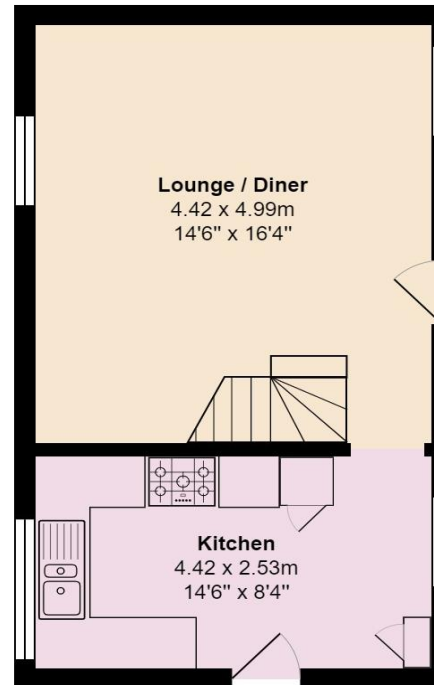


BWTHYN
CLYD

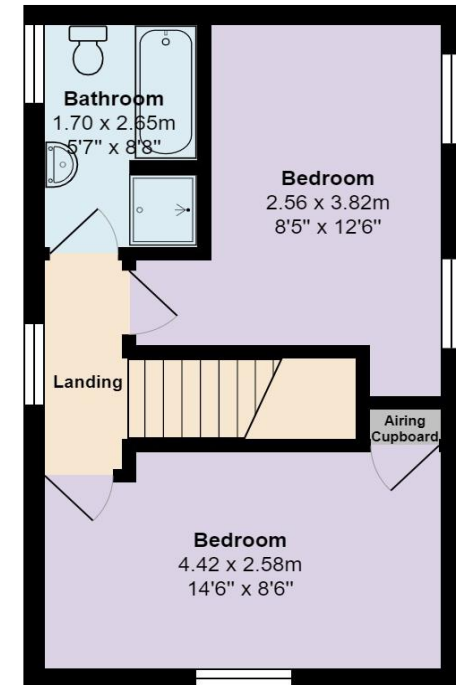
Bwthyn Clyd, 2 Fairway View, Bryn Dethol, LL20 7PS

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



Ground Floor



First Floor

Total Area: 67.9 m² ... 731 ft²

All measurements are approximate and for display purposes only

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

