

# BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

Haulwen, Abbey Road,  
Llangollen LL20 8SN

🏠 3 Bedrooms

🚿 1 Bathroom

## Haulwen, Abbey Road, Llangollen LL20 8SN



### General Remarks

Boasting a wealth of character features, this striking three bedroom semi-detached house occupies a prominent position on Abbey Road and benefits from a substantial rear garden which is another major selling point considering the property's close proximity to the town centre. With two reception rooms and a conservatory, the property offers the new owners the opportunity to put their own stamp on the interior. Internally the property briefly comprises an entrance hallway with a patterned quarry tile floor; living room with feature bay window; dining room; conservatory; rear hallway; downstairs w.c.; landing; main bedroom; two further bedrooms and a family bathroom. This property has great potential and is offered for sale with NO ONWARD CHAIN. EPC Rating – 40|E.

**Location:** Enjoying excellent road links to Chester, Wrexham, Oswestry 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 also offers a wide range of day-to-day facilities including good Schooling, a new Health Care Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques. A Fishing Club is available in the town and there is also an 18 hole Golf Course and Clubhouse.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Wooden door with stained glass insert and side panels to the front elevation. Patterned quarry tiled floor. Radiator. Understairs storage cupboard. Picture rail.

**Living Room:** 13' 5" x 13' 0" (4.10m x 3.95m)  
Wooden bay window to the front elevation with stained glass inserts. Radiator. Feature fire surround. Picture rail.

**Dining Room:** 15' 1" x 11' 5" (4.61m x 3.49m)  
Wooden windows to the front and side elevations with stained glass inserts. Radiator. Exposed wooden floorboards. Feature fire surround. Picture rail.

**Kitchen:** 12' 11" x 10' 11" (3.94m x 3.32m)  
Wooden framed window to the rear elevation. Wooden door to the rear elevation with stained glass inserts. Wall and base units with complementary work surfaces. One-and-a-half-bowl ceramic sink and drainer unit. Space for a range-style cooker. Integral fridge. Wall tiling. Tiled floor.





**Conservatory:** 9' 9" x 7' 10" (2.96m x 2.38m)  
PVCu double glazed windows. PVCu double glazed French doors to the rear elevation.

**Rear Porch:** Wooden stable door to the rear elevation. Tiled floor.

**Downstairs WC:** Wooden framed window to the rear elevation. Low level w.c. Wash hand basin.

**On The First Floor:**

**Landing:** Large eaves storage cupboard.

**Bedroom 1:** 13' 5" x 12' 11" (4.09m x 3.93m)  
Wooden window to the front elevation with stained glass inserts. Feature porthole window to the side elevation. Radiator. Picture rail.

**Bedroom 2:** 12' 10" x 11' 5" (3.90m x 3.48m)  
Wooden framed window to the front elevation. Wooden framed window to the side elevation with stained glass inserts. Built-in wardrobes. Radiator.

**Bedroom 3:** 8' 8" x 5' 8" (2.65m x 1.72m)  
Wooden framed window to the rear elevation. Radiator.

**Bathroom:** 10' 11" x 6' 11" (3.32m x 2.10m)  
Wooden framed window to the rear elevation. Three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Radiator. Picture rail. Exposed wooden floorboards. Wall tiling.

**Agent's Note:** Originally the Bathroom was Bedroom 3 and the Bathroom could easily be switched around again.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking. The rear garden is a good size and combines a Patio Area leading off the Conservatory with several lawned sections on different tiers.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi" gas-fired boiler situated in the Outhouse.

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

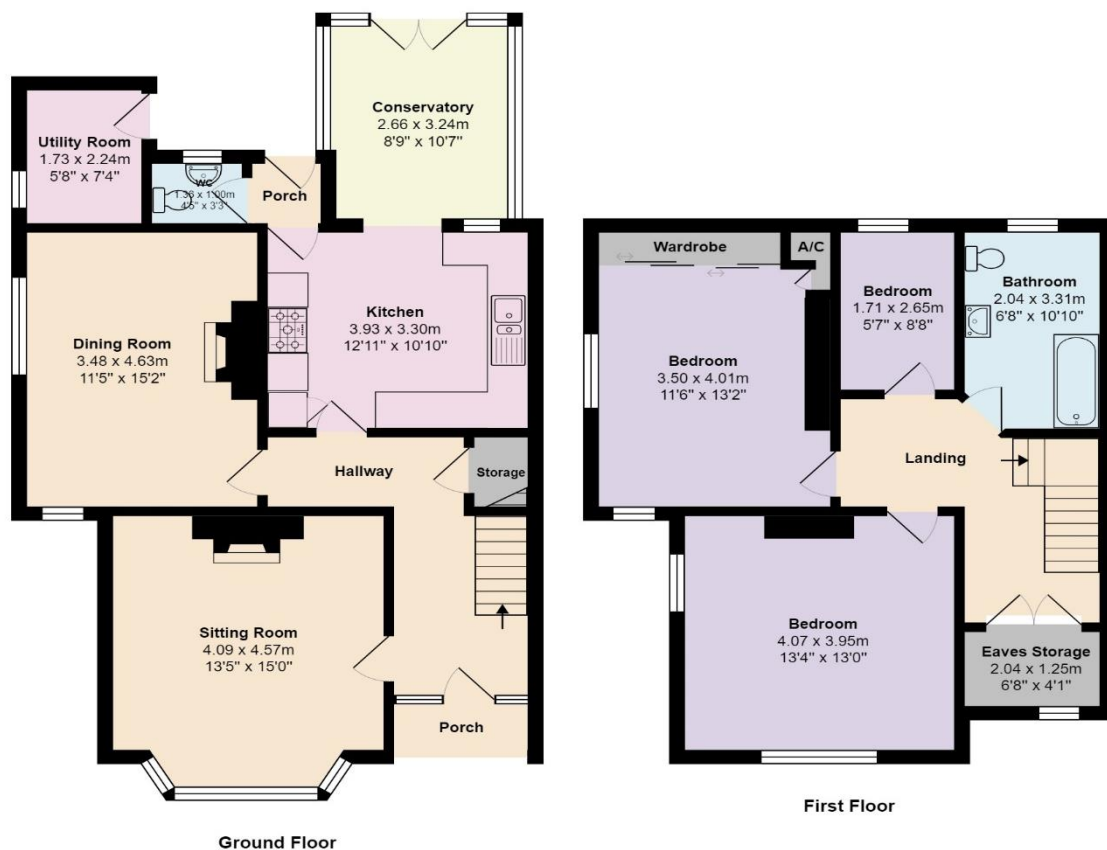


**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** From the centre of Llangollen proceed down Castle Street over the Dee Bridge to the junction with Abbey Road, at which turn left in the direction of the Horseshoe Pass. The property is approximately 200 metres along Abbey Road on the right-hand side opposite the Church.

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Total Area: 138.3 m<sup>2</sup> ... 1489 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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