

**BOWEN**

PROPERTY SINCE 1862



Asking Price £170,000

24 Min-y-Coed, Brook Street,  
Llangollen LL20 8BG

🏠 3 Bedrooms

🚿 1 Bathroom

## 24 Min-y-Coed, Brook Street, Llangollen LL20 8BG



### General Remarks

Occupying an elevated position and enjoying pleasant views to the front and woodlands to the rear, this three bedroom property is located in a popular spot on the outskirts of the town and an early viewing is strongly advised. The property has been modernised in recent times by way of a replacement kitchen and bathroom and also benefits from a combination boiler. Internally the property briefly comprises an entrance hallway; kitchen/breakfast room; landing; living room; landing; main bedroom; bathroom; separate w.c.; landing and two further bedrooms.

**Location:** Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk 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, good Schools, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers, and numerous small Boutiques.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Tiled floor. Storage cupboard with plumbing for washing machine.

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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.

**Kitchen/Breakfast Room:** 13' 3" x 12' 4" (4.05m x 3.77m) PVCu window to the front elevation. White wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Space for a fridge freezer. Plumbing for dishwasher. Wall tiling. Breakfast bar. Tiled floor. Radiator. "Worcester" combination boiler.

**Landing:** PVCu double glazed door to the rear elevation. Radiator.

**Living Room:** 14' 1" x 9' 0" (4.30m x 2.74m) PVCu window to the rear elevation. Radiator.

**First Floor Landing:**

**Bedroom 1:** 13' 3" x 12' 4" (4.05m x 3.77m) PVCu window to the front elevation. Radiator.

**Bathroom:** 5' 5" x 5' 3" (1.65m x 1.61m) PVCu window to the front elevation. White two piece suite comprising a panelled bath and wash hand basin set into cabinet. Wall tiling. Wood-effect flooring.





**Separate WC:** 5' 6" x 2' 9" (1.68m x 0.84m)  
PVCu window to the front elevation. Low level w.c. Wood-effect flooring.

**Second Floor Landing:** Large storage cupboard.

**Bedroom 2:** 9' 1" x 8' 11" (2.78m x 2.72m)  
PVCu window to the rear elevation. Radiator. Access to a large, boarded loft space.

**Bedroom 3:** 8' 10" x 5' 11" (2.70m x 1.80m)  
PVCu window to the rear elevation.

**Outside:** Externally there is a low maintenance garden to the front whilst the rear garden, which backs onto woodlands, combines a paved Patio with steps up to a further paved Entertaining Space.

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

**Tenure:** Freehold. Vacant Possession on Completion.

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

**EPC:** EPC Rating - 65|D.

**Council Tax Band:** The property is rated in Band "C".

**Directions:** From our Llangollen Office proceed along Castle Street to the traffic lights and turn left onto the A5. After approximately a third of a mile turn right into Brook Street and then the second turning on the left into Min-y-Coed. As the road flattens out, the property will be observed on the right-hand side of the road in an elevated position.



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**Ground Floor**



**First Floor**



**Second Floor**

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