

# BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

34 Regent Street, Llangollen LL20 8HW

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🏠 4 Bedrooms

🚿 1 Bathroom



## 34 Regent Street, Llangollen LL20 8HW



### General Remarks

Located within easy walking distance of the town centre, this four bedroom property is arranged over three floors and maintains a wealth of character features throughout, which is one of the major selling points the property has to offer. With two reception rooms and a cellar accessed from the dining room, the living accommodation briefly comprises an entrance hallway; living room; dining room; downstairs w.c.; kitchen; landing; main bedroom; further bedroom; bathroom; second floor landing and two further good sized bedrooms. An early viewing is strongly advised in order to appreciate everything this property has to offer.

**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. Internally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day facilities including good Schooling, a new Healthcare 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 a Club House.



### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Wooden glazed door to the front elevation. Wooden floorboards. Radiator. Dado rail.

**Living Room:** 13' 5" x 9' 11" (4.10m x 3.01m) PVCu double glazed window to the front elevation. Wooden floorboards. Radiator. Feature fire surround and hearth. Built-in storage.

**Dining Room:** 15' 1" x 13' 4" (4.61m x 4.07m) Radiator. Slate flooring. Built-in storage.

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**Downstairs WC:** 5' 3" x 4' 4" (1.59m x 1.33m) Two piece white suite comprising a low level w.c. and wash hand basin. Heated towel rail. Built-in storage. Tiled floor.

**Kitchen:** 9' 7" x 6' 1" (2.91m x 1.85m) maximum. PVCu double glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Integral electric hob. Cooker hood. Space for oven. Wall tiling.

**On The First Floor:**

**Landing:** Radiator.

**Bathroom:** 6' 6" x 4' 6" (1.98m x 1.37m) PVCu double glazed window to the side elevation. Three piece white suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor.

**Bedroom 1:** 13' 9" x 13' 5" (4.18m x 4.09m) PVCu double glazed window to the front elevation. Wooden floorboards. Radiator. Wood-burner with feature surround. Built-in storage.









**Bedroom 3:** 13' 4" x 8' 1" (4.07m x 2.47m) Wooden sash window to the rear elevation. Wooden floorboards. Radiator. Feature fire surround. Built-in storage housing a gas boiler.

**On The Second Floor:**

**Landing:** Attic hatch.

**Bedroom 2:** 13' 9" x 13' 5" (4.19m x 4.09m) PVCu double glazed window to the front elevation. Wooden floorboards. Radiator. Feature fire surround.

**Bedroom 4:** 13' 3" x 7' 11" (4.03m x 2.42m) Wooden sash window to the rear elevation. Wooden floorboards. Radiator.

**Outside:** The rear garden, which enjoys a good degree of privacy, combines a paved Entertaining Space bordered by mature plants and shrubs. There is also a good sized Greenhouse in the far left-hand corner of the garden.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted gas-fired boiler situated in the cupboard in bedroom 3.

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

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

**EPC:** EPC Rating – 67|D.

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

**Directions:** From the Agents Llangollen Office proceed up Castle Street. At the traffic lights turn left onto the A5 and the property will be observed on the right-hand side of the road after approximately 150 metres.



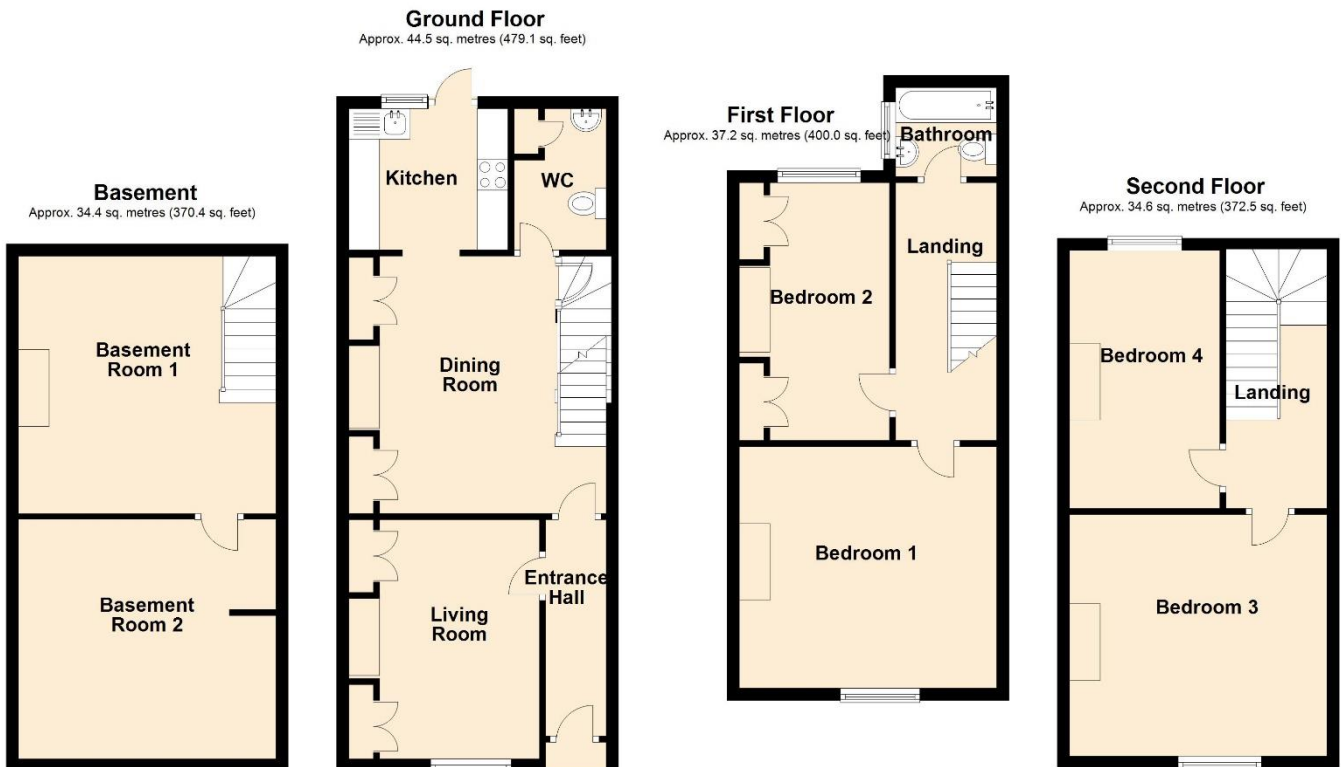
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems 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.