



BOWEN

PROPERTY SINCE 1862

Asking Price £285,000

🏠 4 Bedrooms 🚿 3 Bathrooms

Inglewood, 64 Berwyn Street,
Llangollen LL20 8NA

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General Remarks

Occupying a prominent position in the town, this substantial four double bedroom town house is arranged over three floors and also has two cellar rooms which have the potential to further increase the living space. The property boasts a wealth of character features which are sure to appeal to the discerning buyer. With two reception rooms and two en-suite shower rooms, the living accommodation briefly comprises an entrance hallway: downstairs w.c. with a staircase leading to the two cellar rooms; living room; dining room; a high quality kitchen which is open plan to the garden room; landing; main bedroom with a gallery room leading off; further double bedroom; family bathroom; second floor landing and two further bedrooms, both with en-suites. The property is offered for sale with the benefit of NO ONWARD CHAIN and a viewing is advised.



Location: Enjoying excellent road links to Chester, Wrexham and 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 Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous other small Boutiques. A Fishing Club is available in the town and there is also an 18 hole golf course and clubhouse.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden double door to the front elevation. Patterned quarry tiled floor. Radiator. Dado rail. Understairs storage cupboard.

Downstairs WC: White two piece suite comprising a low level w.c. and pedestal wash hand basin. Heated towel rail. Wall tiling. Tiled floor. Down-lighters. Access to the Cellars.

Cellar Room 1: 13' 5" x 11' 3" (4.08m x 3.44m) PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Wall tiling. Tiled floor. Radiator.

Cellar Room 2: 13' 4" x 10' 10" (4.06m x 3.29m) PVCu double glazed window to the front elevation.

Living Room: 13' 5" x 11' 9" (4.09m x 3.58m) Window to the front elevation. Feature fire surround. Exposed wooden floorboards.

Dining Room: 14' 7" x 13' 3" (4.45m x 4.04m) PVCu double glazed sash window to the rear elevation. Feature fire surround. Built-in storage cupboard. Picture rail.

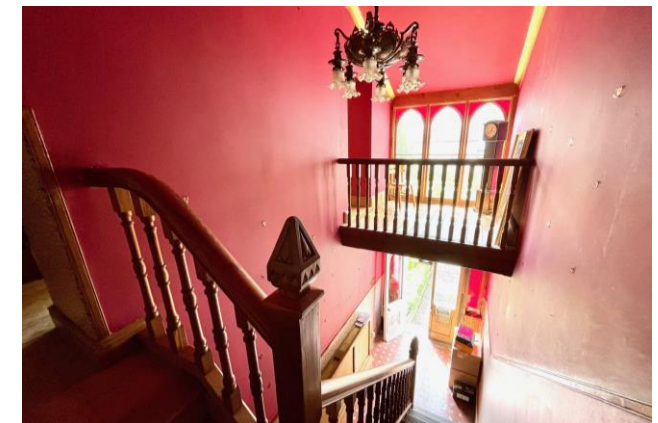
Kitchen: 13' 9" x 12' 8" (4.20m x 3.85m) PVCu double glazed door and sash window to the side elevation. Sky-light to the rear elevation. High quality wall and base units with granite work-tops and splash-backs. One-and-a-half-bowl stainless steel sink with mixer tap. Additional sink with mixer tap. Integral five-burner gas hob. Cooker hood. Integral double oven. Integral microwave. Space for American-style fridge freezer. Integral dishwasher. Down-lighters. Tiled floor. Open plan to the Garden Room.

Garden Room: 11' 9" x 9' 11" (3.59m x 3.01m) PVCu double glazed windows. PVCu double glazed French doors to the side elevation. Tiled floor. Multi-fuel burner.

On The First Floor:

Landing: Exposed wooden floorboards. Dado rail. Cast-iron radiator.

Bedroom 1: 14' 10" including bay x 11' 1" (4.52m x 3.37m) to wardrobes. PVCu double glazed sash bay window to the front elevation. Cast-iron radiator. Exposed wooden floorboards. Built-in wardrobes. Picture rail.









Gallery Room: 5' 10" x 5' 7" (1.78m x 1.71m)
Windows to the front elevation. Exposed wooden floorboards.

Bedroom 4: 12' 5" x 8' 10" (3.79m x 2.69m) PVCu double glazed window to the rear elevation. Exposed wooden floorboards. Storage cupboard.

Bathroom: 11' 8" x 10' 7" (3.55m x 3.22m) Window to the rear elevation. Five piece white suite comprising a sunken bath, shower cubicle, low level w.c., bidet and wash hand basin. Heated towel rail. Tiled floor. Tiled walls. Down-lighters.

On The Second Floor:

Landing:

Bedroom 2: 12' 2" x 8' 2" (3.70m x 2.49m) plus alcove. PVCu double glazed sash window to the rear elevation. Radiator. Built-in wardrobes. Far-reaching views.

En-Suite Shower Room: White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Tiled floor. Tiled walls. Heated towel rail.

Bedroom 3: 11' 7" x 9' 5" (3.53m x 2.88m) PVCu double glazed sash window to the front elevation. Radiator. Built-in wardrobe.

En-Suite Shower Room: White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Tiled floor. Tiled walls. Heated towel rail.

Outside: Externally the mature rear garden combines a Patio leading off the Garden Room with a decked Entertaining Space, pond and a wide range of plants and shrubs.

Services: All mains services are connected subject to statutory regulations.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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 right onto the A5 (Berwyn Street) and the property will be observed on the right-hand side of the road shortly after the turning for West Street.

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