

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

5 Birch Terrace, Birch Hill,
Llangollen LL20 8LW

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two double bedroom semi-detached house boasts a kitchen/diner as well as a dual aspect living room. With sash windows throughout, the property is heated by a combination boiler and offers buyers the scope to further enhance and modernise the interior and potentially convert the two cellar rooms into additional living space. The property briefly comprises an entrance hallway with a staircase down to the cellar rooms, living room, kitchen/diner, landing, main bedroom, further double bedroom, and a bathroom complete with white suite. Viewing advised.

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 also offers a wide range of day-to-day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers numerous small Boutiques.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden glazed door and window to the front elevation. Wood-effect flooring. Radiator. Staircase down to the Cellar Rooms.

Cellar Room 1: 13' 11" x 11' 9" (4.25m x 3.58m) Fire recess. Radiator.

Cellar Room 2: 13' 1" x 10' 11" (4.00m x 3.34m) Window to the front elevation. Radiator. "Baxi" combination boiler.

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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.

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Living Room: 13' 1" x 11' 7" (4.00m x 3.53m)

Wooden sash windows to the front and side elevations. Radiator. Feature fire recess.

Kitchen/Diner: 14' 4" x 11' 11" (4.36m x 3.63m)

maximum. Wooden sash window to the front elevation. Wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Integral fridge and freezer. Integral dishwasher. Plumbing for washing machine. Wood-effect flooring. Wall tiling. Radiator.

On The First Floor:

Landing: Radiator. Attic hatch.

Bedroom 1: 14' 4" x 11' 10" (4.37m x 3.60m) Wooden sash window to the front elevation. Radiator. Feature fire surround.

Bedroom 2: 13' 0" x 12' 0" (3.97m x 3.65m) Wooden sash windows to the front and side elevations. Radiator. Feature fire surround.





Bathroom: 6' 11" x 5' 9" (2.11m x 1.74m) Wooden sash window to the front elevation. Three piece white suite comprising a p-shaped panelled bath, low level w.c. and wash hand basin set into cabinet. Radiator. Wall tiling. Wood-effect flooring.

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

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 53|E.

Council Tax Band: The property is valued in Band "C".

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn left onto the A5 in the direction of Chirk. Continue past the Town Fire Station on the left, after which bear right into Birch Hill. Continue up the hill and the property will be observed on the left-hand side of the road.

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