

BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

2 Gwalia Terrace, Oak Street,
Llangollen LL20 8NS

🏠 3 Bedrooms

🚿 1 Bathroom

2 Gwalia Terrace, Oak Street, Llangollen LL20 8NS



General Remarks

Arranged over three floors, this well presented and neutrally decorated three double bedroom terraced house is centrally located with a wide range of amenities literally on your doorstep. With a modern kitchen and bathroom and a replacement "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway with a patterned quarry tiled floor, living room with feature fire surround, dining room, downstairs w.c., kitchen with solid wood work tops, first floor landing, two bedrooms and a family bathroom complete with white suite with the top floor comprising of a further landing and a substantial principal bedroom. The property is also offered for sale with the benefit of NO ONWARD CHAIN.

Location: Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with both Ruabon and Chirk Railway Stations only 15 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 and numerous small Boutiques.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden door to the front elevation. Radiator. Patterned quarry tiled floor.

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Living Room: 11' 8" x 10' 11" (3.55m x 3.32m)

Wooden sash window to the front elevation.
Radiator. Feature fire surround.

Dining Room: 11' 11" x 11' 9" (3.62m x 3.59m)

Double glazed door to the rear elevation.
Radiator. Wood-effect flooring.

Downstairs WC: Two piece white suite comprising a low level w.c. and wash hand basin set into cabinet. Wall tiling. Wood-effect flooring.

Kitchen: 8' 0" x 6' 4" (2.43m x 1.93m) Two

PVCu double glazed windows to the side elevation. White wall and base units with complementary wooden work tops. Stainless steel sink and drainer unit with mixer tap. Integral electric hob. Integral electric oven. Integral fridge and freezer. Integral washing machine. Wall tiling. Wood-effect flooring.





On The First Floor:

Landing:

Bedroom 2: 14' 7" x 11' 8" (4.45m x 3.55m)
Wooden sash window to the front elevation.
Radiator. Feature fire surround.

Bedroom 3: 11' 11" x 8' 11" (3.64m x 2.73m)
Wooden sash window to the rear elevation.
Radiator. Feature fire surround.

Bathroom: 7' 11" x 6' 3" (2.42m x 1.91m) PVCu double glazed window to the side elevation.
White three piece suite comprising a p-shaped panelled bath, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Wall tiling. Wood-effect flooring.

On The Second Floor:

Landing: PVCu double glazed window to the rear elevation.

Bedroom 1: 19' 6" x 13' 9" (5.95m x 4.19m) maximum. PVCu double glazed window to the front elevation. Double glazed sky-light to the rear elevation. Radiator. Eaves storage.

Outside: Externally there is an enclosed slated courtyard to the rear elevation with a wooden Outbuilding behind the Kitchen.

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 Outbuilding in the rear garden.

Tenure: Freehold. Vacant Possession on Completion NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 49|E.

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

Directions: From the Agents Llangollen Offices turn left and walk along Castle Street taking the first right into Oak Street. The property will be observed on the right-hand side shortly after the Greengrocers.

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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.

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