

# BOWEN

PROPERTY SINCE 1862



Asking Price £400,000

3 Bedrooms 2 Bathrooms

Min-Nant, Butlers Hill,  
Llangollen LL20 8HT



## Min-Nant, Butlers Hill, Llangollen LL20 8HT

### General Remarks

Occupying a prominent position within the town, this charming three bedroom detached house stands within mature gardens with a brook at the end. Affording a wealth of character features, the living accommodation has been further enhanced in recent times to include a modernised family bathroom. The ground floor accommodation is extremely flexible in the way certain rooms could be used with the current owner using one of the reception rooms as a bedroom with the room next-door having the possibility to be converted into an en-suite and dressing room. Internally the property briefly comprises an entrance porch, living room, dining room, kitchen, utility room, sitting room and a home office on the ground floor, whilst the first floor combines a landing, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property is Grade II Listed and an early 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 Schools, a modern Health Centre and a wide range of Shops including a Greengrocers, Butchers and Bakers and numerous other small Boutiques.

## Accommodation

### On The Ground Floor:

**Entrance Porch:** Wooden glazed door to the front elevation. Two wooden glazed windows to the side elevations. Wood-effect flooring.

**Dining Room:** 20' 11" x 7' 6" (6.37m x 2.29m) Wooden glazed windows to the side and front elevations. Radiator. Wood-effect flooring. Feature exposed slate wall. Beamed ceiling.

**Kitchen:** 10' 6" x 8' 4" (3.20m x 2.54m) Two wooden framed windows to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Wall tiling. Tiled floor. Radiator. Beamed ceiling.

**Utility Room:** Wooden glazed door to the front elevation. Space for American-style fridge/freezer. Plumbing for washing machine. Tiled floor. Radiator. "Glow-Worm" combination boiler.

**Living Room:** 15' 10" x 14' 8" (4.83m x 4.46m) Two wooden glazed French doors to the front elevation. Two radiators. Tiled floor. Wood-burner with exposed slate feature wall. Beamed ceiling.

**Sitting Room:** 14' 6" x 12' 1" (4.41m x 3.69m) Wooden glazed window to the front elevation. Radiator. Understairs storage cupboard. Additional storage cupboard.

**Office:** 12' 5" x 6' 7" (3.79m x 2.00m) Wooden glazed windows to the front and side elevations. Radiator.

### On The First Floor:

**Landing:** Sky-light to the rear elevation. Window to the rear elevation. Storage cupboard.

**Bedroom 1:** 15' 0" x 12' 0" (4.56m x 3.65m) Wooden glazed window to the front elevation. Radiator.

**En-Suite:** 5' 8" x 5' 7" (1.73m x 1.70m) White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Wood-effect flooring. Heated towel rail.

**Bedroom 2:** 15' 2" x 8' 2" (4.63m x 2.50m) Wooden glazed window to the front elevation. Radiator. Beamed ceiling.

**Bedroom 3:** 17' 7" x 8' 0" (5.37m x 2.44m) Wooden glazed windows to the front and side elevations. Sky-light to the front elevation. Radiator.

**Bathroom:** 11' 4" x 7' 2" (3.45m x 2.18m) Wooden glazed window to the front elevation. Three piece white suite comprising a p-shaped panelled bath with electric shower over, low level w.c. and wash hand basin set into cabinet. Wall tiling. Tiled floor. Heated towel rail. Built-in shelving.















**EPC:** EPC Rating - 53|E.

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

**Directions:** From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn left. Continue until passing the Malt House Suite of Offices on the right-hand side, after which take the right-hand turning onto Butlers Hill. Pull almost immediately left into the driveway of the property. The gate to "Min-Nant" will be observed in front of you.

**Outside:** The property is approached via Butlers Hill off a deep Parking Area which can accommodate four vehicles. The property occupies a walled garden with a tall secure gate and slate-finished pathway leading up to the front door. Flanking there are slate shingle beds with ornamental planting and box hedging and steps down to a lower lawned garden with further planted borders. The lower part of the garden adjoins the Mill Race Brook. On the higher level there is a raised Patio Area bounded by feature trellises with Seating, off which there is a large timber Store Shed. To the side of the property there is an attractive raised Decked Area. In addition there is a brick

Store Shed and a further timber Store with open Log Store.

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

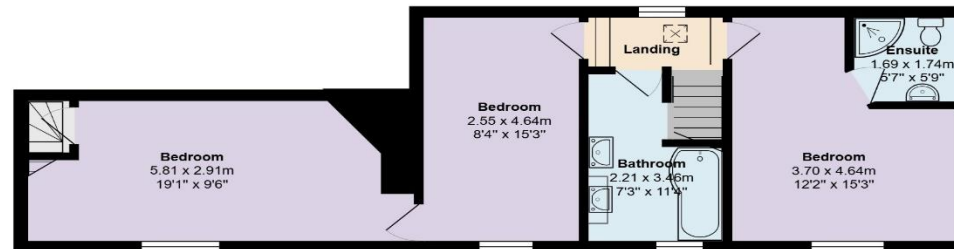
**Tenure:** Freehold. Vacant Possession on Completion.

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

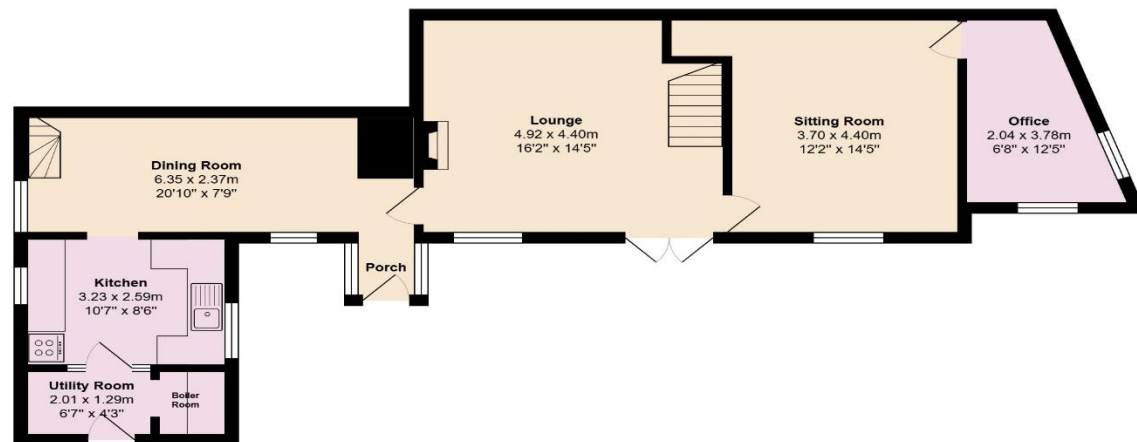
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First Floor



Ground Floor

Total Area: 134.7 m<sup>2</sup> ... 1450 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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