

# BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

21 Bishops Walk, Llangollen LL20 8RZ

🏠 2 Bedrooms

🚿 1 Bathroom



## 21 Bishops Walk, Llangollen LL20 8RZ



### General Remarks

Located in a highly sought after modern development on the fringes of the town, this superior two double bedroom semi-detached house has undergone a comprehensive scheme of modernisation in recent times and an early viewing could not come more highly recommended. Neutrally decorated throughout, the living accommodation boasts numerous high quality fixtures and fittings including a kitchen with granite work-tops and a garden room with bi-fold doors. Internally the property briefly comprises an entrance hallway, living room, kitchen/breakfast room, garden room, landing, main bedroom with built-in wardrobes, further double bedroom and a family bathroom complete with a white suite.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation.

**Living Room:** 14' 1" x 11' 9" (4.28m x 3.57m) PVCu double glazed bay window to the front elevation. Radiator. Feature wood-panelled wall. Coved ceiling. Arch through to:

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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.



**Kitchen/Breakfast Room:** 14' 10" x 8' 0" (4.51m x 2.43m) PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. High quality wall and base units with granite work-tops and splash-backs. Integral induction hob. Cooker hood. Integral double oven. Integral fridge freezer. Integral microwave. Integral slimline dishwasher. Stainless steel sink and drainer unit with mixer tap. Breakfast bar. Radiator. Wood-effect flooring. Understairs storage cupboard. Down-

lighters. Cupboard housing a "Worcester" combination boiler.

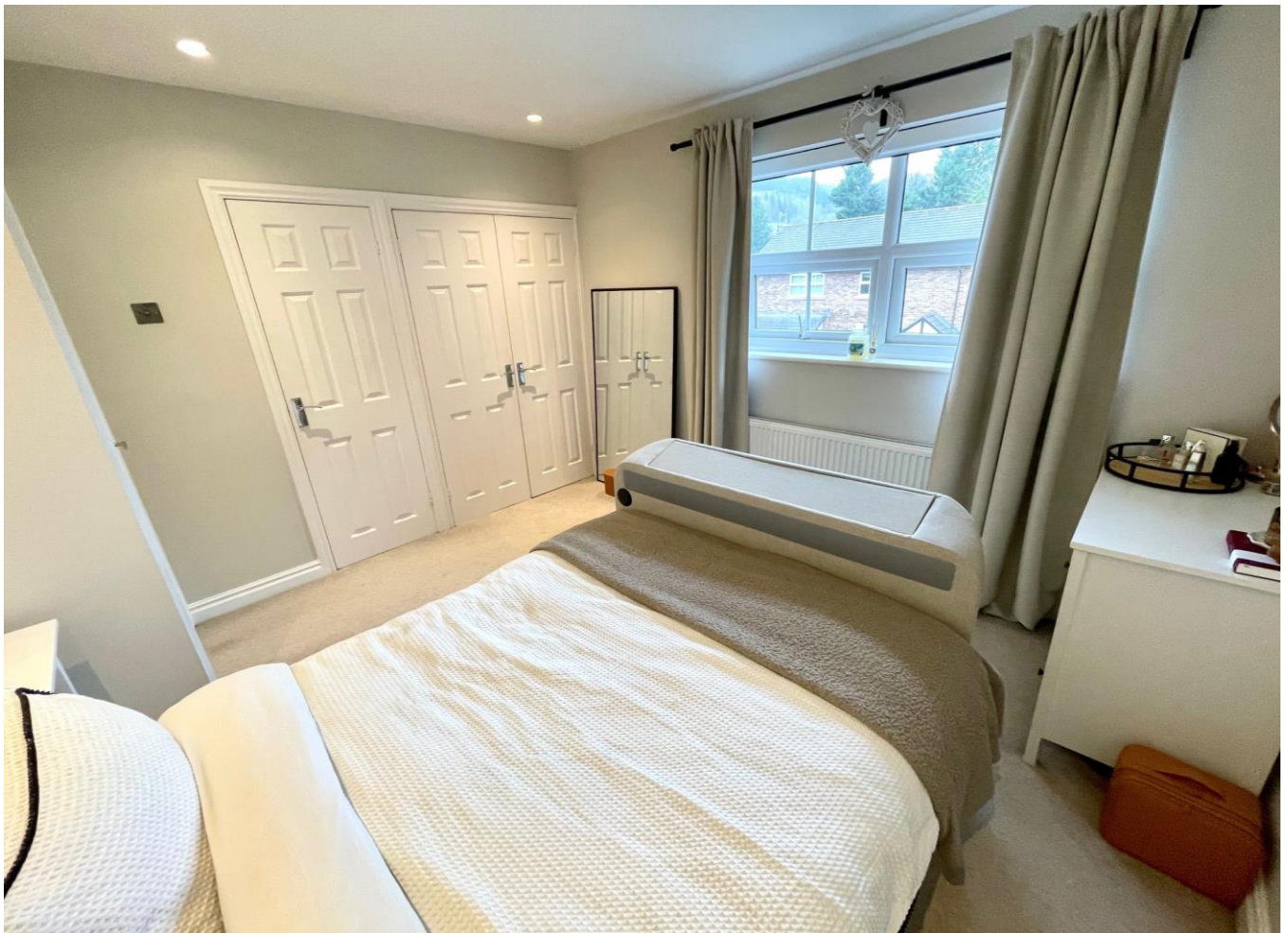
**Garden Room:** 11' 5" x 9' 10" (3.47m x 3.00m) Double glazed bi-fold doors to the rear elevation. PVCu double glazed window to the side elevation. Double glazed sky-lights to the rear elevation. Radiator. Wood-effect flooring.

**On The First Floor:**

**Landing:** PVCu double glazed window to the side elevation.









**Bedroom 1:** 11' 9" x 10' 9" (3.57m x 3.27m) to the wardrobes. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes. Down-lighters.

**Bedroom 2:** 11' 5" x 8' 7" (3.48m x 2.61m) maximum. PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 7' 5" x 5' 5" (2.27m x 1.66m) PVCu double glazed window to the rear elevation. Three piece white suite comprising a panelled bath with electric shower over, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Fully tiled walls. Down-lighters.

**Outside:** Externally there is a block paved driveway to the front of the property providing Off-Road Parking for a couple of cars. There is a Garage to the side of the property which has been split in two with the rear section previously used as a Home Office. The rear garden comprises of a Patio which leads off the Garden Room.

**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 Kitchen.

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

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

**EPC:** EPC Rating - 76|C.

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

**Directions:** For satellite navigation purposes use the post code LL20 8RZ. From our Llangollen Office proceed down Castle Street crossing the bridge before turning right at the traffic lights. Continue until turning right into Bishops Walk. Once on Bishops Walk, follow the road along and the property will be observed shortly after the left-hand bend on the left-hand side of the road.

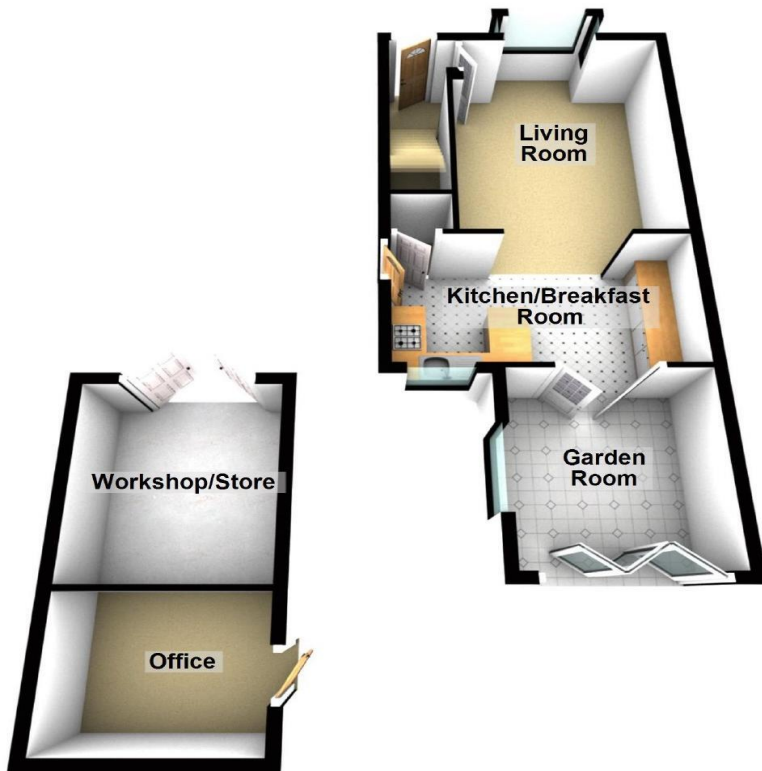


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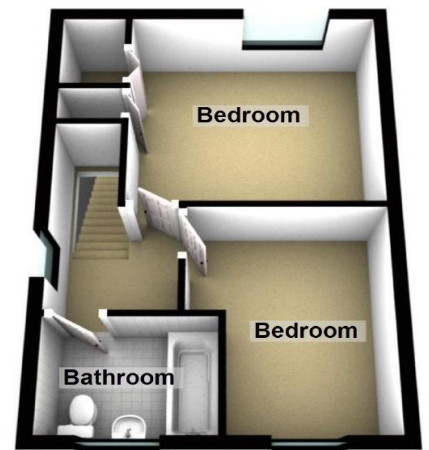
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## Ground Floor



## First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

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