

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

1 Chapel Street Square,
Llangollen LL20 8NP

🛏 2 Bedrooms

🚿 1 Bathroom

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Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this charming two bedroom cottage is only a short walk from the centre of Llangollen with its wide range of boutique shops and eateries. The property has been sympathetically modernised by the current owner, but still retains a wealth of character features including beamed ceilings in both downstairs rooms. Presented to a high standard throughout, the living accommodation briefly comprises a kitchen/diner, living room, landing, main bedroom, further double bedroom and a family bathroom complete with white suite.

Accommodation

On The Ground Floor:

Kitchen Diner: 14' 5" x 13' 3" (4.40m x 4.05m)
Wooden glazed door to the front elevation. Two wooden framed windows to the front elevation. Base units with complementary quartz work tops and splash-backs. Stainless steel sink and drainer unit with mixer tap. Space for electric cooker. Tiled splash-back. Cooker hood. Integral fridge. Integral washing machine. Wall mounted electric heater. Tiled floor. Understairs storage cupboard. Beamed ceiling. Feature fire surround.

Living Room: 10' 10" x 9' 11" (3.30m x 3.03m)
Wooden framed window to the rear elevation. Tiled floor. Wall mounted electric heater. Beamed ceiling.

On The First Floor:

Landing: Attic hatch. Airing cupboard.

Bedroom 1: 13' 0" x 8' 2" (3.95m x 2.48m)
Wooden framed window to the front elevation.
Wall mounted electric heater. Exposed wooden wall timbers.

Bedroom 2: 11' 3" x 10' 8" (3.42m x 3.24m)
Wooden framed window to the rear elevation.
Beamed ceiling. Wall mounted electric heater.
Feature fire surround.

Bathroom: 6' 2" x 5' 3" (1.87m x 1.59m)
Wooden framed window to the front elevation.
Three piece suite comprising a panelled bath,

pedestal wash hand basin and low level w.c.
Fully tiled walls. Tiled floor.

Services: There is mains water and drainage to the property and heating is provided by wall mounted electric heaters in all rooms apart from the Bathroom.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 23|F.



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

Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn left onto the A5. Take the first turning on the left into Chapel Street and then left again into Chapel Street Square. The property will be seen on the right-hand side of the cul-de-sac.

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.