

BOWEN

PROPERTY SINCE 1862



Offers in the region of £160,000

Ty Gwyn, 1 Abbey Terrace, Llantysilio,
Llangollen LL20 8DF

🏠 2 Bedrooms

🚿 1 Bathroom

Ty Gwyn, 1 Abbey Terrace, Llantysilio, Llangollen LL20 8DF



General Remarks

A double fronted two bedroom end of terrace cottage with off-street parking requiring modernisation in a wonderful rural location two miles from Llangollen town centre.

This rurally situated end of terrace double fronted cottage requires modernisation. It comprises an enclosed porch, cloakroom, lounge diner, breakfast kitchen, landing, two double bedrooms and a bathroom. The property has partial PVCu double glazing and electric heating. Outside there are terraced gardens with a choice of seating areas enjoying views across the Eglwyseg Valley.

Location: The property occupies an elevated position above the lane frontage close to Valle Crucis Abbey at the foot of the Horse Shoe Pass approximately two miles from the centre of Llangollen where wide-ranging facilities are available. It enjoys a wonderful outlook across the Eglwyseg Valley. Local amenities include The Abbey Grange Hotel, The Britannia Pub and the Llangollen Canal.

Constructed of rendered external elevations beneath a predominantly slated roof.

Accommodation

On The Ground Floor:

Porch Entrance: 8' 11" x 3' 5" (2.72m x 1.04m) Timber framed single glazed window.

Cloakroom: 3' 5" x 3' 5" (1.04m x 1.04m) Fitted low level white suite. Timber framed single glazed window. Wall cupboard.

Looking for that perfect mortgage?

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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.

Lounge/Dining Room: 21' 0" x 13' 0" (6.40m x 3.96m) Full-width slate fireplace surround with open firegrate to the Lounge Area. PVCu framed double glazed French windows to the front with a matching window at the rear and two obscure glazed side windows. Two electric night storage heaters. Part exposed beam ceiling. Timber spindle room divider. Open-tread staircase with quarter-staging leading off.

Dining Kitchen: 12' 0" x 12' 0" (3.65m x 3.65m) Fitted white laminate-fronted units including a single drainer stainless steel sink unit with adjacent work surface, beneath which there is plumbing for a washing machine and dishwasher. Range of three-

doored base cabinets and five-doored suspended wall cupboards. Electric cooker point. Exposed beam ceiling and timbers to one wall. Front external door. Electric cooker point. Timber framed single glazed window.

On The First Floor:

Landing: 8' 11" x 3' 6" (2.72m x 1.07m) Electric night storage heater. PVCu framed double glazed window. Smoke alarm. Wall-light.

Bedroom 1: 13' 0" x 11' 4" (3.96m x 3.45m) including a range of five louvred-doored wardrobes. PVCu double glazed windows to front and rear.





Bedroom 2: 12' 3" x 12' 0" (3.73m x 3.65m) including corner airing cupboard with immersion heater fitted. Wall mounted electric convactor radiator. PVCu framed double glazed window.

Bathroom: 9' 0" x 5' 5" (2.74m x 1.65m) Fitted three piece Ivory shaded suite comprising a panelled bath with a "Triton" instant heat electric shower above, pedestal wash hand basin and close coupled w.c. PVCu framed double glazed window. Part tiled walls. Extractor fan. Loft access-point.

Outside: Part terraced front garden area with aluminium framed Greenhouse, a choice of Seating Areas and stocked flower, shrubbery and bulb borders. Sloping rear garden beyond the footpath which runs to the side and rear of the property.

Services: Mains water and electricity are connected subject to statutory regulations. Private drainage. The property is wired for a BT telephone.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 12|G.

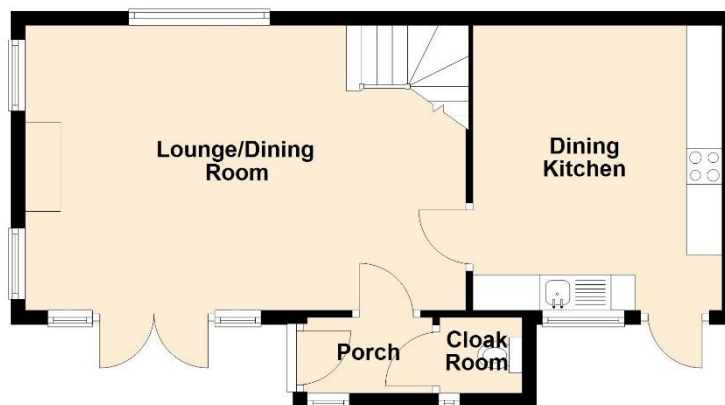
Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation use the post code LL20 8DF. From the bridge by the Railway Station in Llangollen, take the A542 signposted Rhuthin and Horse Shoe Pass. Continue for approximately a mile until leaving the speed matrix on the outskirts of the town just after passing the canal on the left. Continue for about 400 yards before turning left onto a single track lane immediately before a red telephone box and opposite the turning into Abbey Farm. Proceed for about 50 yards to a five-bar farm gate on the right, park here, and the property will be seen on the left.



Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



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