

BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

3 Bedrooms 1 Bathroom

Hollies Cottage, Off Birch Hill,
Llangollen LL20 8LN

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General Remarks

A characterful and much improved three bedroom detached Grade II Listed cottage situated in a quiet location on the fringes of Llangollen. The property has been the subject of an extensive scheme of improvement works both internally and externally. A number of features have been retained alongside creating functional living accommodation over the first and second floors. Externally there is ample off-road parking provision and private gardens which offer views of the surrounding valley. Internal inspection is highly recommended by the sole selling agent.

Offered for sale by Private Treaty, this well-proportioned and characterful three bedroom detached property would make an ideal lifestyle change property or holiday home. The layout has been much improved to provide three bedrooms and two reception rooms alongside a modern kitchen with first floor shower room. Externally the gardens retain their privacy and a raised decked seating area has been created to make the most of the views.



Location: Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with Chirk Station 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 facilities; good Schools, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques. The area is also a well-known centre for outward bound activities such as kayaking, and is a hikers paradise. There are several Hotels and a good range of Cafe Bars and Restaurants.

Accommodation

On The Ground Floor:

Entrance Hall: 6' 11" x 6' 11" (2.12m x 2.11m) Approached through a part glazed PVCu door. Stone flooring. Radiator. Staircase to First Floor. Smoke alarm.

Cloakroom/Utility Room: 7' 3" x 4' 6" (2.21m x 1.38m) max Fitted with a two piece suite comprising close flush w.c. and wall mounted wash hand basin. Space/plumbing for automatic washing machine and tumble dryer. Double glazed window. Stone flooring.

Lounge: 12' 1" x 10' 6" (3.68m x 3.21m) Fitted multi-fuel stove set upon a slate hearth with timber mantel above. Television aerial point. Radiator. Exposed beams to ceiling. Three wall-light points. Feature cottage window.

Dining Room: 10' 11" x 10' 5" (3.33m x 3.18m) Multi-fuel burning stove to recessed fireplace having slate hearth, stone shoulders and backing with beamed lintel over. Radiator. Telephone point. Exposed beams to ceiling. Feature period window to front elevation. Double glazed window to rear.

Kitchen: 11' 9" x 8' 2" (3.59m x 2.50m) max Modern range of fitted base units with work-tops over and inset 1.5 bowl stainless steel sink/drain. Space for cooker, fridge and freezer. Slate flooring. Radiator. Extractor fan. Part glazed door to gardens.

First Floor Landing: Radiator. "Velux"-style roof-light.

Bedroom 1: 12' 8" x 10' 2" (3.85m x 3.11m) Radiator. Feature period window.

Bedroom 2: 9' 11" x 8' 0" (3.01m x 2.45m) Radiator. Fitted shelving to recess. Period style window. Loft access-point to storage area.

Bedroom 3: 13' 3" x 8' 8" (4.03m x 2.63m) max Radiator. Double glazed windows to return elevations.

Shower Room: 8' 7" x 5' 3" (2.62m x 1.61m) Fitted with a modern three piece white suite comprising close flush w.c., pedestal wash hand basin and double-width walk-in shower cubicle having thermostatic shower fitted above. "British Gas" gas boiler set inside louvred-doored airing cupboard. Radiator.

Outside: The property is set within a generously sized plot which includes gardens to the sides and rear. At the side of the property is a Parking Area with Storage Building and gated entrance to the rear of the property. Security lighting. To the other side of the property is an enclosed Patio with Log Store and steps leading to additional gardens including the decked Seating Area. Cold water tap. Across the road and in front of the property is a gravelled garden bordered by mature trees/hedging.

Agent's Note: We are informed that there is a right of way to the rear of the property in order to access a field gate. Please contact the Selling Agent's Llangollen Office for further information.









Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the "British Gas" gas-fired boiler situated in the Shower Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 55|D.

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

Local Authority: Denbighshire County Council.

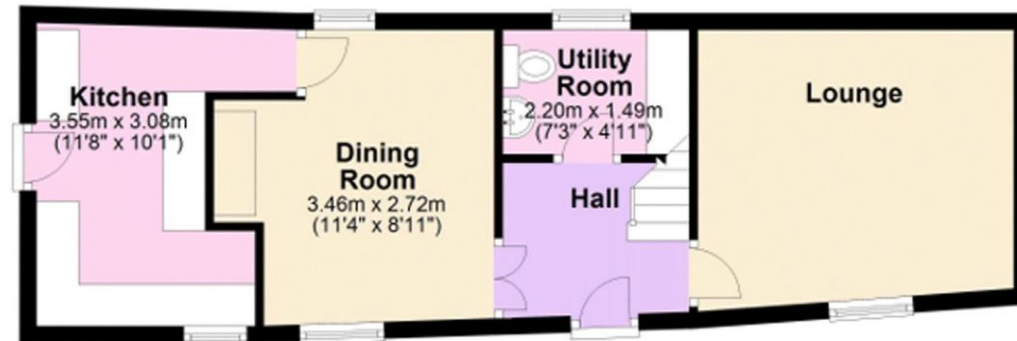
Directions: From the centre of Llangollen take the A5 (Regent Street/Queen Street) out of the town in the direction of Oswestry turning right onto Maesmawr Road. Follow Maesmawr Road ahead and onto Birch Hill before branching left, where the property will be found on the left.

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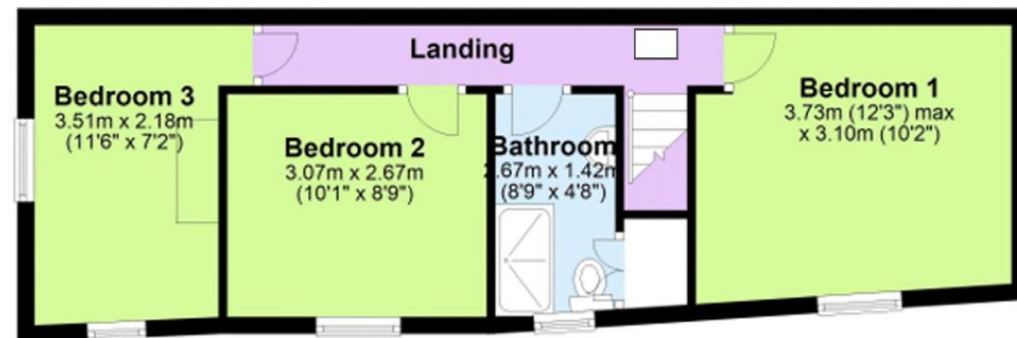
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 78.8 sq. metres (848.5 sq. feet)

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