

BOWEN

PROPERTY SINCE 1862



Asking Price £115,000

Y Bwthyn, 2 Hill Street,
Llangollen LL20 8EU

🛏 1 Bedroom

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this one bedroom cottage is located within the heart of the town with a wealth of local amenities within easy walking distance. The property is currently being used as a holiday let business but would equally appeal to first time buyers or those looking to downsize. Neutrally decorated throughout and with a courtyard to the rear, the living accommodation briefly comprises a living room, contemporary-style kitchen, landing, double bedroom with built-in wardrobes and a modern bathroom complete with a white suite. Viewing advised.

Accommodation

On The Ground Floor:

Living Room: 11' 5" x 11' 1" (3.48m x 3.39m) PVCu door to the front elevation. PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Fire recess. Exposed wooden beam.

Kitchen: 10' 9" x 7' 7" (3.28m x 2.30m) plus walk-way. PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Modern wall and base units with complementary wood-effect work surfaces. Sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Integral fridge. Radiator. Wood-effect flooring. Wall tiling. Down-lighters. Exposed wooden beam. Plumbing for washing machine.

On The First Floor:

Landing: Attic hatch. Storage cupboard.

Bedroom: 11' 10" x 9' 6" (3.61m x 2.89m) PVCu double glazed window to the front elevation. Radiator. Two storage cupboards.

Bathroom: 10' 10" x 4' 6" (3.29m x 1.38m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail. "I-mini" combination boiler.

Outside: Externally there is a small courtyard to the rear of the property which enjoys a good degree of privacy.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "I-mini" gas-fired boiler situated in the Bathroom.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 59|D.

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

Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn left onto the A5 and then immediately turn right into Hill Street, when the property is the second house on the right.





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.