

BOWEN

PROPERTY SINCE 1862



Asking Price £149,000

12 West Street, Llangollen LL20 8RG

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Located within walking distance of the town centre with its wide range of local shops and amenities, this three bedroom terraced property is arranged over three storeys and is offered for sale with the benefit of NO ONWARD CHAIN. Double glazed throughout, the neutrally decorated living accommodation briefly comprises an entrance hallway with tiled floor, kitchen, rear hallway, living room, first floor landing, double bedroom which could be used as an additional living room, family bathroom with a white suite, second floor landing and two further bedrooms. Viewing advised.

Accommodation

On The Ground Floor:

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

Kitchen: 9' 4" x 8' 9" (2.84m x 2.67m) PVCu double glazed window to the front elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Space for fridge. Wall tiling. Tiled floor. Radiator.

Rear Hallway: PVCu double glazed door to the rear elevation. Understairs storage cupboard. Tiled floor.

Living Room: 12' 10" x 12' 8" (3.91m x 3.86m) PVCu double glazed window to the side elevation. Radiator. Tiled floor. Fire recess with wood-burner.

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

On The First Floor:

Landing: Wooden flooring.

Bedroom 1: 16' 3" x 11' 11" (4.95m x 3.64m)
PVCu double glazed bay window to the side elevation. Radiator. Wooden flooring. Feature fire surround.

Bathroom: 11' 11" x 6' 4" (3.62m x 1.94m)

PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Plumbing for washing machine.



On The Second Floor:

Second Floor Landing:

Bedroom 2: 14' 1" x 12' 8" (4.28m x 3.87m)

With restricted head height. PVCu double glazed window to the side elevation. Radiator. Wooden flooring. Built-in wardrobes. Attic hatch.

Bedroom 3: 10' 7" x 9' 1" (3.23m x 2.77m) With restricted head height. PVCu double glazed window to the front elevation. Radiator.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal" combination gas-fired boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 58|D.

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

Directions: From the Agents Llangollen Office turn left onto Castle Street and take the first turning on the left into Market Street. Once on Market Street take the second turning on the left and the property will be observed on the corner of West Street.



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.