Wingetts

More than just estate agents

36 Church Street, Llangollen, LL20 8HY

Price £154,950

A Grade II Listed two-bedroom terraced cottage situated on the popular Church Street, within level walking distance of the town's many amenities. Retaining a wealth of original features dating back to the early 1900s, the property benefits from an enclosed sunny aspect rear garden and offers excellent potential for modernisation, allowing purchasers the opportunity to create their own vision. The accommodation briefly comprises a lounge with tiled flooring, window to the front elevation and door leading to the rear garden, kitchen, and ground floor shower room. To the first floor are two double bedrooms together with a further shower room. Offered to the market with no onward chain.

Location
Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation
Entrance door opens into hallway with feature exposed stone and stairs rising to the first floor.

Lounge
Attractive exposed ceiling beams, part exposed stone walling, sash window to the front elevation with window seat, built-in floor-to-ceiling storage cupboards, ornamental fireplace, tiled flooring, and door leading to the rear garden.

Kitchen
Fitted range of base and wall units with works surfaces incorporating sink unit, space for cooker, extractor, window to side and beam to ceiling.

Ground Floor Shower Room
Shower enclosure with electric shower, tiled walls and floor, window to front, w.c, wash hand basin, extractor.

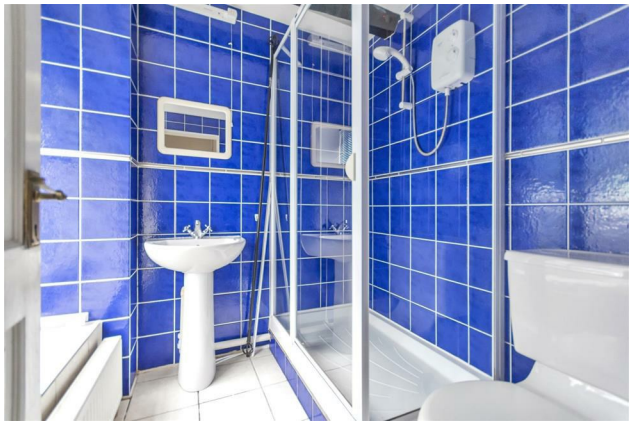
On The First floor
Stars rise from the hallway to the first floor landing with window to rear, ceiling hatch to loft space and doors off to all rooms.

Bedrom One
Double bedroom with sash window to the front elevation incorporating a window seat, ornamental fireplace, and radiator.

Bedroom Two
Double bedroom with sash window to the front elevation and deep sill, exposed stone feature wall with ornamental fireplace, two radiators, and wall-mounted Worcester combination boiler.

Shower Room
Shower enclosure with electric shower, w.c, wash hand basin, window to rear, tiled floor.

Outside
Enclosed sunny aspect rear garden with stone wall and fenced boundaries creating a safe environment for children and pets, gravelled patio seating areas, and a useful outdoor utility room with plumbing and electricity connected.

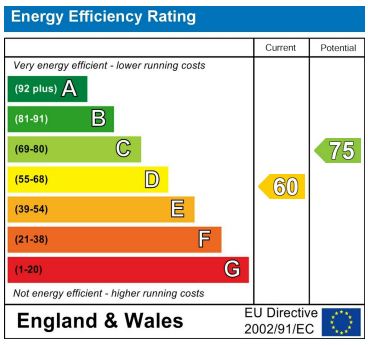


Floor Plan

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph



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