

Asking Price £250,000

4 Bedrooms 2 Bathrooms

2 Westbourne Terrace, Market Street,
Llangollen LL20 8PU

BOWEN

PROPERTY SINCE 1862

2 Westbourne Terrace, Market Street, Llangollen LL20 8PU

General Remarks

Arranged over three floors this spacious four bedroom mid-terrace property has undergone a high quality scheme of modernisation in recent times, but still retains a wealth of character features. The property would originally have had two reception rooms but they have been knocked into one to create a large dual aspect lounge/diner with plantation blinds which is over 23 foot long. The main bedroom also benefits from an open plan en-suite shower room. Internally the property briefly comprises an entrance hallway, lounge/diner, first floor landing, double bedroom, two further bedrooms which are interconnected, shower room with a white suite, second floor landing and the main bedroom. This property is offered for sale with the benefit of NO ONWARD CHAIN. Viewing advised.



BOWEN SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

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 expressively 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.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Patterned quarry tiled floor. Radiator. Coved ceiling.

Lounge/Diner: 23' 11'' x 11' 9'' (7.29m x 3.59m) PVCu double glazed windows to the front and rear elevations. Radiator. Feature fire surround. Coved ceiling. Part wooden flooring. Part tiled flooring. Understairs storage cupboard.

Kitchen: 25' 6'' x 12' 11'' (7.77m x 3.93m) PVCu double glazed door and window to the side elevation. White wall and base units with complementary marble-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Plumbing for washing machine and dishwasher. Radiator. Wall tiling. Wood-effect flooring. Down-lighters.

On The First Floor:

Landing: Radiator.

Bedroom 2: 11' 10'' x 10' 1'' (3.60m x 3.08m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 11' 7'' x 7' 2'' (3.54m x 2.18m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards.

Bedroom 4: 11' 7'' x 8' 2'' (3.53m x 2.49m) Accessed from Bedroom 3. PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards.

Shower Room: 6' 9'' x 5' 7'' (2.05m x 1.69m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Radiator.

On The Second Floor:

Landing: Double glazed sky-light to the rear elevation.







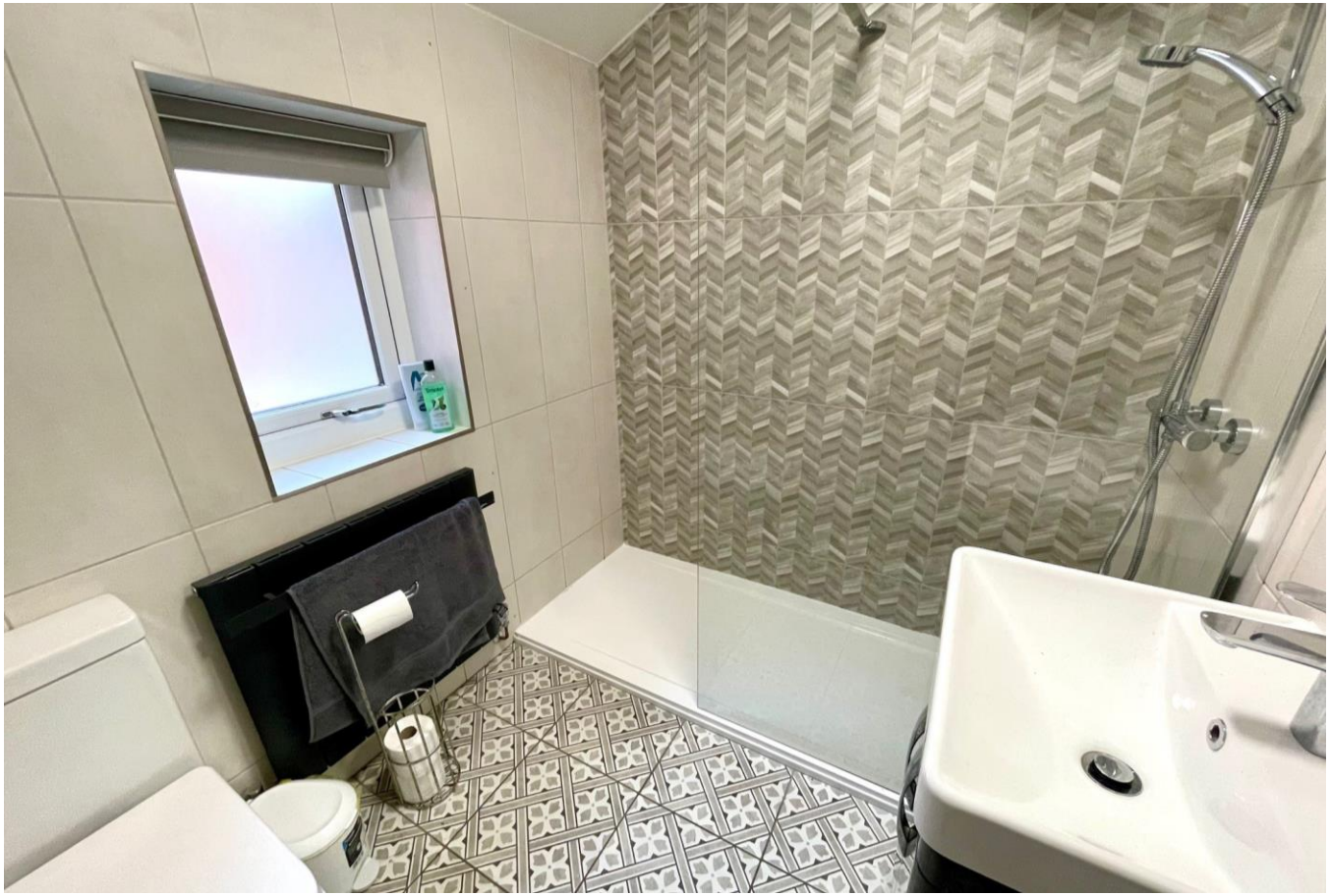












Bedroom 1: 21' 6" x 14' 10" (6.55m x 4.53m) PVCu double glazed windows to the front and rear elevations. Radiator. Exposed wooden floorboards. Walk-in wardrobe with a "Worcester" combination boiler.

Open Plan En-Suite: Comprising a roll-top bath, wash hand basin set into cabinet and low level w.c. Heated towel rail.

Outside: Externally there is a paved courtyard garden to the rear of the property.

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

The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a wardrobe in the Main Bedroom.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 51|E.

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

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

BOWEN

PROPERTY SINCE 1862

Directions: From the Agents Llangollen Office proceed down Castle Street and take the first left into Market Street and the property will be observed on the left-hand side of the road shortly after the Car Park.



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

OnTheMarket rightmove RICS Regulated by RICS