



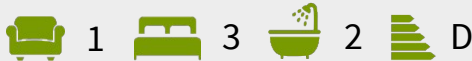
WOODBANK CHURCH STREET

LLANGOLLEN | LL20 8HY



An immaculately presented three-bedroom period townhouse, beautifully renovated throughout, offering stylish accommodation arranged over three floors together with a generous south-facing courtyard garden and useful detached store, all within the heart of the picturesque market town of Llangollen.

Asking Price £260,000



- No onward chain
- Convenient location in the heart of Llangollen
- Character and appeal throughout
- Charming period town house
- Excellent access to surrounding countryside and tourist attractions
- Beautiful low maintenance courtyard garden

DESCRIPTION

A welcoming entrance hall leads through to the stylish contemporary kitchen, fitted with an excellent range of modern wall and base units complemented by timber-effect work surfaces and integrated appliances, creating a practical and attractive space for everyday living.

To the rear is a spacious reception room enjoying an abundance of natural light, centred around an attractive wood-burning stove with contemporary surround, providing a wonderful focal point for relaxing or entertaining. There is also a beautifully refitted family bathroom featuring a contemporary suite with rainfall shower over the bath and elegant fittings.

The first floor offers two generous double bedrooms together with an ensuite for the principal bedroom.

Occupying the entire second floor is a superb third bedroom, offering excellent proportions and a peaceful retreat with ample space for bedroom furniture.



OUTSIDE

One of Woodbank's most appealing features is its delightful enclosed rear courtyard, offering a private and characterful outdoor space with excellent potential. The existing decked seating area would benefit from replacement or refurbishment, presenting an ideal opportunity for purchasers to redesign and landscape the garden to their own tastes and requirements.

Enclosed by attractive whitewashed walls with established planted borders adding colour and character, the courtyard provides a wonderful blank canvas for creating an inviting outdoor entertaining area. The detached outbuilding offers useful storage and excellent potential for a variety of future uses, including a home office, studio, garden room or workshop and, subject to the necessary planning permissions and building regulations, could even be incorporated into a self-contained annexe. Together, the courtyard and outbuilding offer an exciting opportunity to enhance and personalise this unique outside space.

LOCATION

Woodbank occupies an enviable position within the heart of the historic town of Llangollen, one of North Wales' most desirable destinations. The town offers an excellent selection of independent shops, cafés, restaurants, public houses, supermarkets and everyday amenities, together with renowned attractions including the River Dee, Llangollen Canal, Steam Railway and numerous countryside walks.



Excellent road links provide convenient access towards Wrexham, Oswestry, Chester and the North West, whilst the surrounding Dee Valley offers outstanding opportunities for walking, cycling and outdoor pursuits. The property is also within comfortable walking distance of the town centre and its wide range of amenities.

SCHOOLING

The property is well placed for a range of educational facilities including Ysgol Dinas Brân (secondary), Ysgol Gymraeg Y Gwernant and Ysgol Bryn Collen, all serving the local area. Further independent schooling can be found at Oswestry School, Moreton Hall and Ellesmere College.

DIRECTIONS

From the centre of Llangollen proceed along Castle Street towards the bridge before turning into Church Street. Continue along Church Street where Woodbank will be found on the left-hand side.

SERVICES

We understand that the property benefits from mains water, electricity and drainage. Interested parties should rely upon their own inspections and enquiries in relation to all services.



POSSESSION AND TENURE

The property will be sold as freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band: D

LOCAL AUTHORITY

Your local authority is Denbighshire County Council.

VIEWINGS

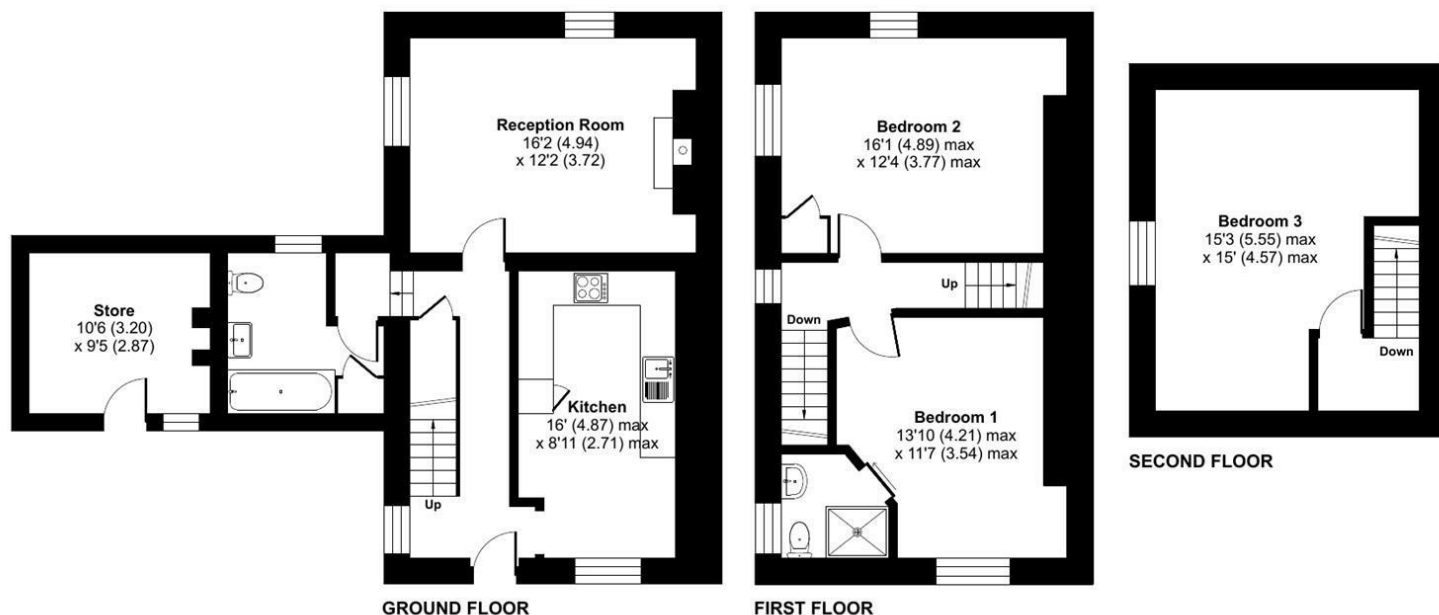
Strictly by appointment through the selling agents.

ANTI-MONEY LAUNDERING (AML) CHECKS

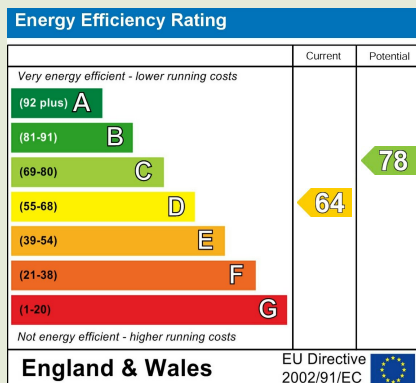
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



Approximate Area = 1274 sq ft / 118.4 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Total = 1368 sq ft / 127.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1479997



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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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