BOWEN

PROPERTY SINCE 1862

Asking Price £180,000

9 Tan Y Coed, Llangollen LL20 8BD

3 Bedrooms

1 Bathroom

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Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

General Remarks

Offered for sale with NO ONWARD CHAIN.

An updated terraced three bedroom family home in a cul-de-sac location close to the town centre with glimpses of views across the Dee Valley.

This well-proportioned property has been considerably modernised including a recently installed "Ideal" gas combi boiler, a refitted bathroom and a remodelled and refitted dining kitchen with integrated appliances. It comprises an enclosed porch, entrance hall, sitting room with gas fire, nearly 19' long dining kitchen, landing to three bedrooms and the bathroom with over-bath shower and screen. The house is fitted with PVCu double glazing. Outside there is communal parking immediately to the front and a hard surfaced seating area. To the rear, which adjoins a wooded hillside, there is an open fronted store, two brick store sheds and a raised garden area with decked and stoned seating areas. Timber garden shed.

Location: The property is situated in an elevated position towards the fringe of the town, about half a mile from its centre, the rear boundary adjoining a wooded hillside. To the front there are views over the neighbouring properties towards the town and Dee Valley beyond. Llangollen is an historic market town situated on the banks of the river Dee. Internationally renowned for the Eisteddfod, Llangollen offers a wide range of day to day amenities including Primary and Secondary Schools, a modern Health Centre and a wide range of independent Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques. The area is also a well-known centre for outward bound activities such as kayaking and is a hiker's paradise. There are several Hotels and a good range of Café Bars and Restaurants.

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.

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1 King Street Wrexham LL11 1HF

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RICS Regulated by RICS

Constructed of pebbledash rendered external elevations beneath a tiled roof.

Accommodation

On The Ground Floor:

Enclosed Porch: 7' 0'' x 5' 3'' (2.13m x 1.60m) Grey laminate flooring. Dado rail. Shelving to recess. Approached through a composite door with a PVCu framed double glazed front window.

Entrance Hallway: 11' 2'' x 5' 10'' (3.40m x 1.78m) Including staircase leading off with storage cupboard beneath. Radiator. Dado rail. Smoke alarm. Central heating thermostat. Grey laminate flooring.

Sitting Room: 13' 2'' x 12' 6'' (4.01m x 3.81m) Fitted gas fire to a full-width brick fireplace with display reveals. Dado rail. Radiator. Two wall-lights.

Dining Kitchen: 18' 10'' x 8' 8'' (5.74m x 2.64m) Recently refitted with ranges of grey high gloss fronted units having contrasting work surfaces and upstands including a single drainer stainless steel sink inset into a double base unit and work surface, beneath which there is plumbing for an automatic washing machine.

Dining Kitchen Continued:

A total of five-doored further base units and one drawer pack with extended work surfaces, beneath which there is a built-under electric oven, inset ceramic hob with an integrated filter hood above set between a total of seven-doored suspended wall cabinets. Two tall units, one with an integrated fridge and freezer and the other accommodating an "Ideal" combination gas-fired boiler. Radiator. Inset ceiling lighting. PVCu framed part double glazed external door with matching window.

On The First Floor:

Landing: 8' 7'' x 6' 0'' (2.61m x 1.83m) Loft access-point. Linen cupboard. Dado rail. Plank-style oak finished doors to:

Bedroom 1: 10' 9'' x 9' 4'' (3.27m x 2.84m) Excluding door recess and a range of fitted wardrobes with three mirror doors. Dado rail. Radiator.

Bedroom 2: 11' 2'' x 8' 8'' (3.40m x 2.64m) Excluding door recess and alcove. Radiator.

Bedroom 3: 9' 3'' x 7' 8'' (2.82m x 2.34m) Including stairhead. Radiator.

Bathroom: 7' 6'' x 5' 5'' (2.28m x 1.65m) Refitted with a three piece white suite comprising a panelled bath with shower screen and "Mira" shower above, pedestal wash hand basin with monobloc mixer tap attachment and close coupled dual flush w.c. Part slate-effect tiled walls. Chrome ladder radiator. Inset ceiling lighting. Extractor fan.

Outside: Communal Parking Area to the front. Front rear Patio Area. Terraced rear with open fronted and two brick-built Store Sheds with steps leading to stoned and decked Seating Areas and a grassed garden area beyond with Shed and which adjoins woodland to the rear.

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 concealed within the kitchen units.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 42|E.

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

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Directions: For satellite navigation use the post code LL20 8BD. From the centre of Llangollen proceed up Castle Street to the traffic lights on the A5 at which turn left onto Regent Street in the direction of Chirk. Continue to the Fire Station and turn right onto Brook Street. Continue passing a playground on the right for a total of about 400 yards until turning left into Maes Pengwern. Follow the roadway up the hill until bearing second left. At the top of a short hill bear right into Tan Y Coed and the property will be observed towards the head of the roadway on the left.

GROUND FLOOR:
APPROX AREA
416 SQFT
(38.7 SQM)

FIRST FLOOR:
APPROX FLOOR
AREA 402 SQFT
37.4 SQM

TOTAL APPROX FLOOR AREA:
819 SQFT, APPROX 76.1 SQM

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