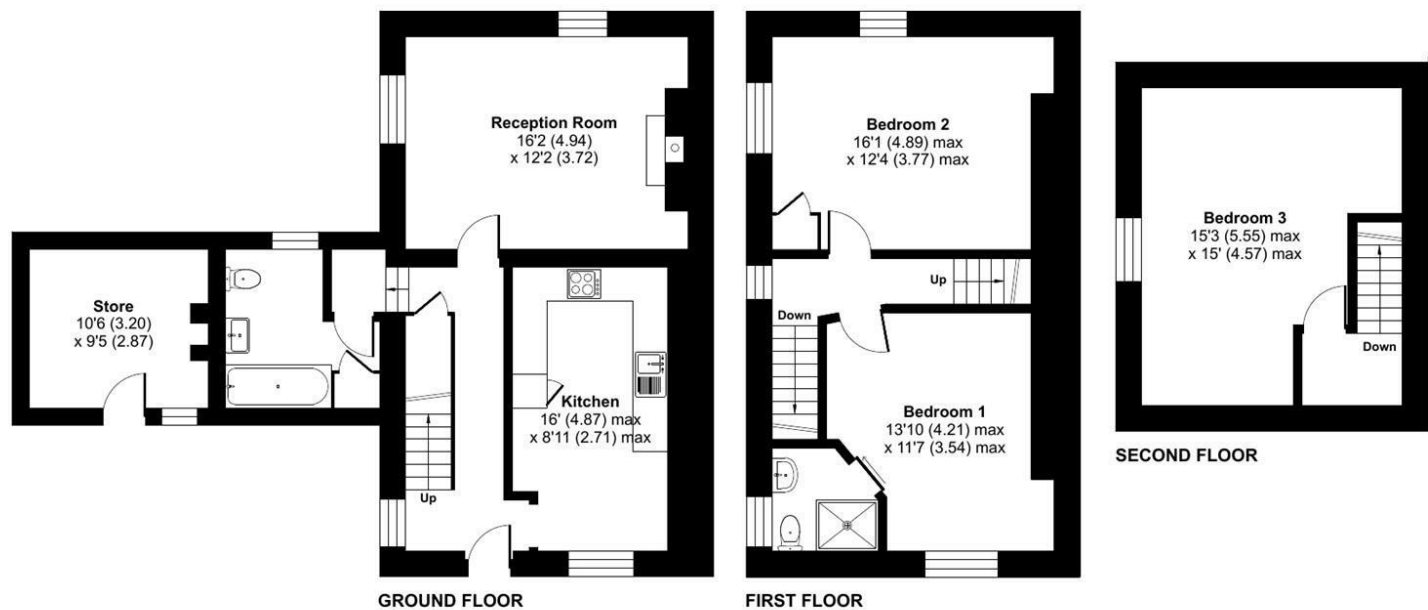


FOR SALE

Woodbank Church Street, Llangollen, LL20 8HY



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). © nichecom 2026. Produced for Halls. REF: 1479997



FOR SALE

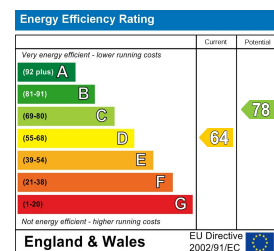
Asking Price £260,000

Woodbank Church Street, Llangollen, LL20 8HY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



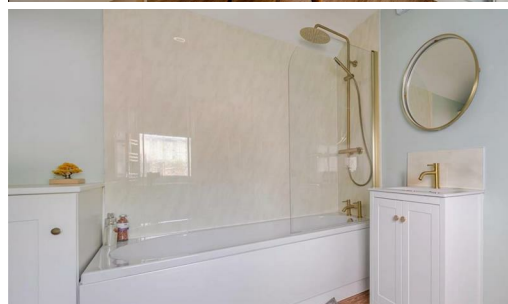
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **NO CHAIN**
- **Convenient location within 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 (including 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.