



Asking Price £135,000

6 Birch Terrace, Birch Hill,  
Llangollen LL20 8LW

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 1 Bedroom

 1 Bathroom

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## General Remarks

A Grade II Listed one bedroom cottage situated just half a mile from the centre of Llangollen Town, which has been completely refurbished throughout by the current owner and now comprises a bright lounge with feature log-burner through to a fitted kitchen and a sitting room on the lower ground floor. There is a spacious double bedroom on the first floor together with a three piece bathroom and feature exposed slate wall. An ideal first purchase or potential holiday let.

## Accommodation

### On The Ground Floor:

**Lounge:** 16' 2" x 12' 0" (4.94m x 3.65m) Laminate flooring. Two radiators. Power points. Ceiling light fitting. Three wall-light fittings. Staircase leading down to the Sitting Room. Part glazed timber stable door. Sash window to front elevation. Electric consumer unit. Gas meter. Feature wood-burner (not tested).

**Kitchen:** 15' 6" x 5' 11" (4.72m x 1.81m) maximum. Comprising a range of grey wall and base units with wooden work-top surfaces and a single composite sink unit and draining-board. Timber framed double glazed window to side. Power points. Integrated "Electra" washing machine. Built-in four-ring "Ferre" gas hob with an extractor hood over and a "Beko" single fan oven below. Two ceiling light fittings. Radiator. Space for a fridge freezer. Understairs three-drawer stack. Staircase leading to First Floor. Wall mounted built-in "Worcester 9/14 cbi" gas-fired central heating boiler.

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

**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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**Sitting Room:** 12' 11" x 10' 6" (3.94m x 3.19m)  
Fitted carpet. Ceiling spot-lights. Power points.  
Door to side access. Anthracite grey vertical  
radiator. Feature fireplace and surround. Water  
meter. Store cupboard 3.12m x 1.03m.

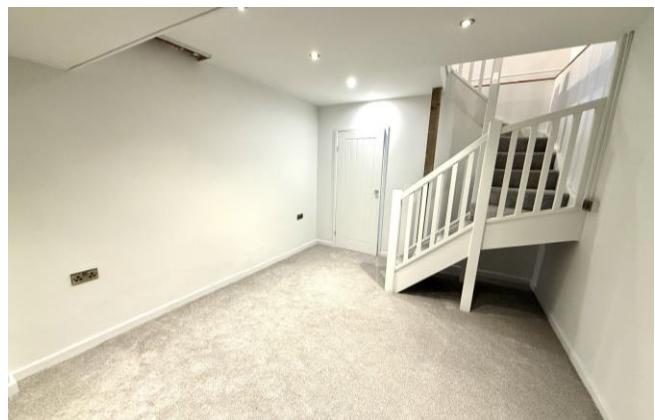
**On The First Floor:**

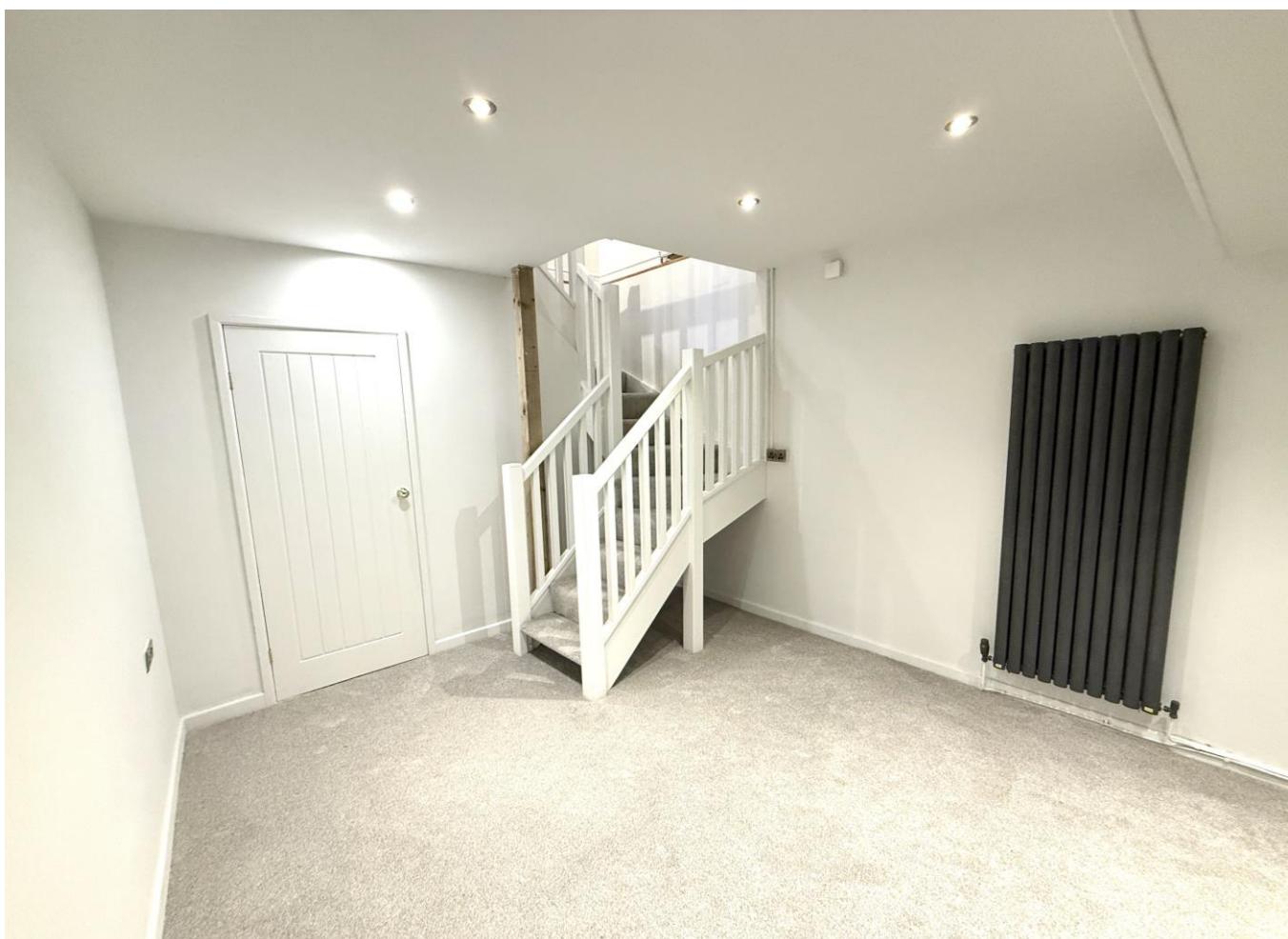
**Landing:** Fitted carpet. Wall-light fitting. Power  
points.

**Bedroom:** 16' 9" x 11' 7" (5.10m x 3.53m) Fitted  
carpet. Power points. Three wall-light fittings.  
Sash window to front elevation. Radiator.

Feature fireplace with a timber surround. Airing  
cupboard housing the tank.

**Bathroom:** 8' 4" x 7' 2" (2.53m x 2.18m)  
Comprising a three piece white suite to include a  
low level w.c., pedestal wash hand basin and a  
panelled bath with gold-effect telephone-style  
taps and a hand-held shower. Space for  
additional walk-in shower cubicle. Timber  
framed double glazed window to side. Ceiling  
light fitting. Feature down-lighters. Radiator.  
Feature slate wall.





**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester 9/14 cbi" gas-fired boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 37|F.

**Council Tax Band:** The property is valued in Band "B".

**Directions:** From the Agents Llangollen Office proceed up Castle Street to the traffic lights, at which turn left onto the A5 in the direction of Chirk. Continue past the Fire Station on the left, after which bear right into Birch Hill. Continue up the hill and the property will be observed on the left-hand side of the road.



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