



8 Church Street

Llangollen, Llangollen, LL20 8HY

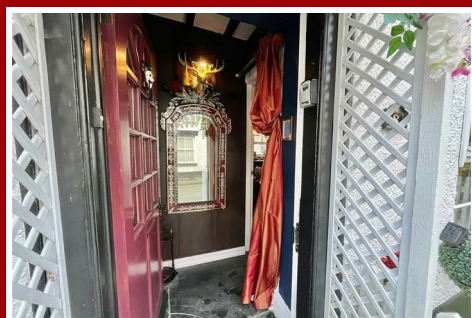
£205,000



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Entrance Porch

3'11" x 3'11" (1.2m x 1.2m)

Hardwood door to front elevation. Door leading into open plan living room.

Open Plan Lounge/Diner/Kitchen

17'10" x 14'11" (5.46m x 4.56m)

Open plan living area with exposed beamed ceilings, with inglenook fireplace housing a wood burning stove, TV aerial point and telephone point, panel radiator, wood flooring, double glazed window to the front elevation, stairs leading to the first floor. The Kitchen area is fitted with wall and base units having complementary worktop surfaces over with inset stainless steel sink unit and mixer tap. Space for cooker, fridge and plumbing for washing machine. Double glazed window to the rear, door leading to the rear courtyard.

Stairs to First Floor

Bedroom Two

14'11" x 5'7" (4.57m x 1.72m)

Built in storage cupboards with ample hanging and shelving space, part panelled walls, laminate flooring, panel radiator, TV aerial point, double glazed window to the front elevation.

Bathroom

6'2" x 8'1" (1.89m x 2.48)

Fitted white three piece bathroom suite comprising of wash hand bowl with mixer taps over set on a vanity unit, low level WC and panel bath with shower attachment over, part tiled walls and part panelled walls, panel radiator, tiled flooring, laminate flooring, double glazed window to the rear elevation with shutters.

Stairs to Second Floor

With door leading to stairs to Bedroom One

Bedroom One

18'2" x 11'10" (5.55m x 3.63m)

A Spacious room which has built in storage cupboards with ample shelving and hanging rail, TV aerial point and panel radiator. Loft access, carpeted flooring, double glazed window to the front elevation

Outside

To the Rear

To the Rear of the Property there is a gated access which leads to private courtyard

Additional Notes

The Property is currently a Holiday Let accounts can be issued on request.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Tel: 01978 353000

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

The agents have not tested the appliances listed in the particulars.

Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

Hours Of Business

Monday - Friday 9.15am - 5.30pm

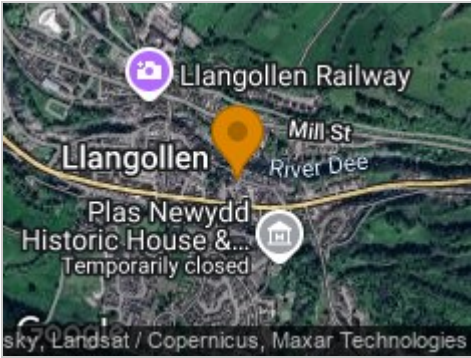
Saturday 9.15am - 4.00pm



Road Map



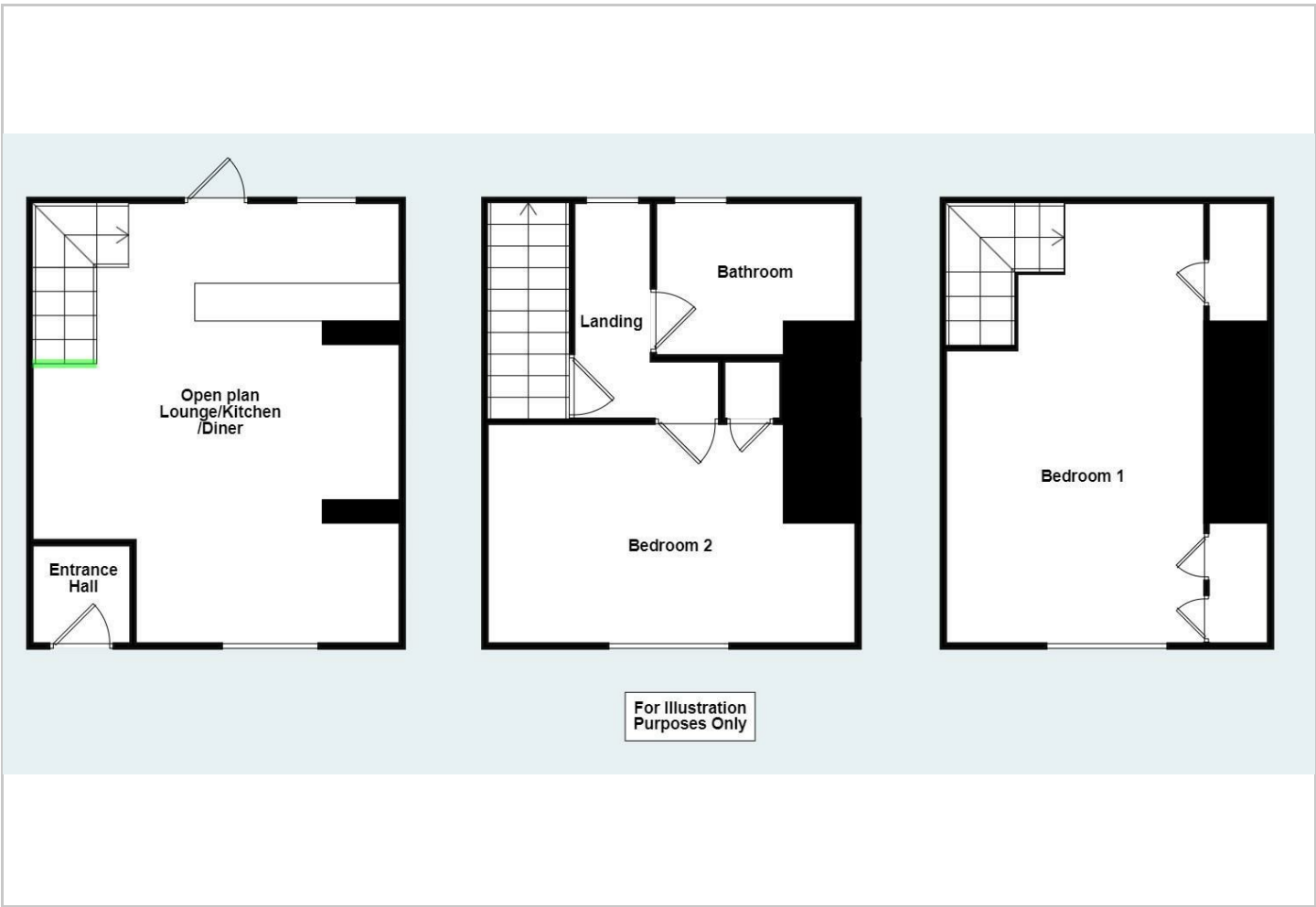
Hybrid Map



Terrain Map



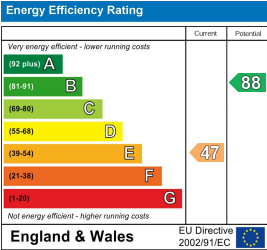
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.