



## 44 Church Street, Llangollen, Denbighshire, LL20 8HY

**Bowen Son  
and Watson**

A characterful two bedroom terraced property situated within the Church Street conservation area approximately a quarter of a mile from all the amenities of Llangollen. The property offers great potential for improvement and includes a useful outbuilding to the rear which has the potential to be linked with the living accommodation or for use as a garden room (Subject to obtaining the necessary consents). The property would make an ideal investment or first time buy. NO ONWARD CHAIN.

Offers in Excess of £100,000





44 Church Street, Llangollen, Denbighshire,  
LL20 8HY

- Characterful two bedroom mid terrace property.
- With great potential for further improvement.
- Useful outbuilding at the rear.
- Majority uPVC double glazing & gas C/H.
- NO ONWARD CHAIN.
- Awaiting EPC assessment.

### General Remarks

Bowen Son & Watson are delighted with instructions to offer 44 Church Street in Llangollen for sale by private treaty. This well proportioned two bedroom mid terrace property would make an ideal investment property or first time buy and benefits from majority uPVC double glazing and gas fired central heating. Internally there is great potential for improvement and modernisation while externally there is a useful outbuilding at the rear of the property.

### Location

Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with Chirk station only 15 minutes away, Llangollen is an historic market town situated on the banks of the river Dee.

Internationally renowned for the Eisteddfod,

Llangollen also offers a wide range of day to day facilities; good schools, a new health centre and a wide range of 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 hikers paradise. There are several hotels and a good range of cafes bars and restaurants.

### Accommodation

A part glazed timber door leads into:

#### Living Room

13' 1" x 9' 6" (4.0m x 2.89m widening to 3.58m)  
Gas fireplace, radiator, tv/telephone points and archway through to:

#### Kitchen

15' 11" x 9' 9" (4.84m x 2.96m)  
Fitted base and eye level wall units with worktops over. Electric oven with four ring gas hob and extractor hood over. Radiator, staircase to first floor landing, beams to ceiling, telephone point & door off to:

#### Utility

10' 5" x 3' 8" (3.18m x 1.13m widening to 2.04m)  
Fitted base and wall units with worktops over and inset sink/drain. Space and plumbing for washing machine and fridge freezer. Radiator, tiled floor, part tiled walls & part glazed door to rear.



### Staircase to First Floor Landing

Radiator, skylight and doors off to:

### Bedroom One

13' 1" x 12' 0" (3.98m x 3.67m)

Radiator.

### Bedroom Two

15' 11" x 6' 4" max (4.86m x 1.92m max)

Airing cupboard housing the hot water cylinder. Heating control, radiator & "Halstead" gas fired boiler.

### Bathroom

Suite comprising a panelled bath with "Triton" electric shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls, vinyl flooring, radiator and extractor fan.

### External Store Room

17' 5" x 8' 2" (5.32m x 2.48m)

Accessed from the shared rear garden.

### Outside

To the rear of the property with access off the utility is a small rear yard owned by the neighbouring property. The yard is graveled and provides pedestrian access to the brick built outbuilding.

### EPC Rating

EPC Rating – Band 'F' (30)

### Council Tax Band

Council Tax Band - 'C'.

### Local Authority

Denbighshire County Council. Tel: 01824 706101.



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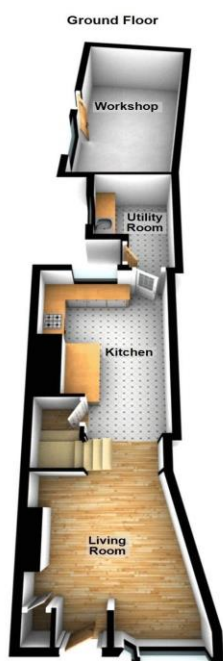


## Viewings & Further Information

For further information or to arrange a viewing please contact our Llangollen office Tel: 01978 860346.

## Directions

From the bridge at the centre of Llangollen proceed up Bridge Street and onto Church Street. Number 44 will eventually be seen on the right hand side as indicated by the agent's for sale board.



Green Valley EPC - For illustration purposes only.  
Plan produced using PlanUp.

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