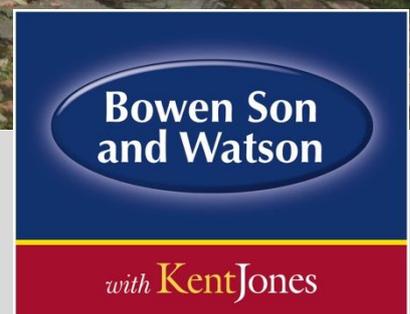




1, Chapel Street Square, Llangollen,
Denbighshire, LL20 8NP
£120,000



A traditionally constructed terraced cottage in the heart of the town close to all amenities including restaurants and shops. The property displays much internal character including beamed ceilings to the ground floor together with exposed roof truss and purlins upstairs. The property has two bedrooms and a first-floor bathroom with shower and to the ground floor a fitted kitchen with open-plan dining area and a separate lounge. Ideal first-home, investment or holiday accommodation.



1, Chapel Street Square Llangollen, Denbighshire LL20 8NP

- Grade II listed 2 bedroom period cottage
- Close to all local facilities & amenities.
- Tucked away in quiet position off Chapel Street.
- Ideal first time buy or holiday cottage.
- Modern electric heating system.
- NO ONWARD CHAIN. EPC Rating Band 'G' (1).

The Accommodation

(with approximate room dimensions) On The Ground Floor comprises :-

Dining Room

14' 3" x 9' 9" (4.34m x 2.96m)

Approached through a part glazed door. Period style range. Electric radiator. Exposed beams to ceiling. Smoke alarm. Understairs storage cupboard off with fitted coat hooks. Open plan archway to:

Kitchen

12' 2" x 4' 4" (3.70m x 1.31m)

Fitted with a range of oak fronted units comprising a stainless steel single drainer sink unit set into a double base cabinet with separate base cabinet having matching double and single suspended wall cabinets. Fitted cooker and washing machine. Tiling to floor and work areas. Fitted refrigerator. Fitted laminate granite effect topped work surfaces. Beamed ceiling.

Lounge

10' 11" x 9' 11" (3.32m x 3.01m)

Exposed beams to ceiling. Built-in cupboard to recess. Electric radiator. Television aerial point.

On The First Floor:

Landing

6' 3" x 7' 1" (1.91m x 2.15m)

Airing cupboard off containing hot water cylinder. Exposed purlin.

No. 1 Bedroom

11' 5" x 10' 10" (3.49m x 3.29m)

Electric radiator. Period fireplace. Exposed purlins.

No. 2 Bedroom

13' 0" x 8' 2" (3.97m x 2.49m)

Exposed period roof truss. Electric radiator.

Bathroom

6' 5" x 5' 6" (1.96m x 1.67m)

Fitted with a three piece white suite comprising a close coupled w.c., pedestal wash hand basin and twin-grip panelled bath having instant heat electric shower fitted above. Wall mounted electric convactor heater. Full tiling to shower area.

Directions:

From the Agents Llangollen Offices proceed up Castle Street to the junction with the A5 taking the left-hand turning in the direction of Oswestry. Turn first left into Chapel Street. After a short distance turn to the left into Chapel Street Square, when the property will be approached on the right hand side.



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 expressly 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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