

# BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

🏠 2 Bedrooms    🚿 1 Bathroom

3 Ger y Nant, Hall Street,  
Llangollen LL20 8RS



## 3 Ger y Nant, Hall Street, Llangollen LL20 8RS



### General Remarks

Located within walking distance of the town centre, this two bedroom bungalow is conveniently placed for local Supermarkets, the River and Riverside Park and is offered for sale with the benefit of NO ONWARD CHAIN. Neutrally decorated throughout, the property offers scope for further internal modernisation and briefly comprises an entrance hallway with built-in storage, living room, spacious kitchen/diner, main bedroom with built-in wardrobes, further double bedroom and a shower room. Bungalows this close to the centre of Llangollen rarely come to market and an early viewing is highly recommended.



### Accommodation

**Entrance Hallway:** PVCu double glazed door to the side elevation. Radiator. Wood-effect flooring. Coved ceiling. Attic hatch. Storage cupboard.

**Living Room:** 13' 5" x 11' 8" (4.09m x 3.56m) PVCu double glazed window to the rear elevation. Radiator. Coved ceiling.

**Kitchen/Diner:** 12' 3" x 12' 0" (3.73m x 3.66m) PVCu double glazed door to the side elevation. PVCu double glazed window to the front elevation. Wall and base units with complementary work surfaces. Stainless steel sink

and drainer unit with mixer tap. Electric point for cooker. Radiator. Wall tiling. Plumbing for washing machine. "Worcester" combination boiler.

**Bedroom 1:** 10' 10" x 8' 3" (3.30m x 2.51m) to the wardrobes. PVCu double glazed double glazed window to the rear elevation. Radiator. Built-in wardrobes.

**Bedroom 2:** 12' 0" x 9' 6" (3.65m x 2.90m) PVCu double glazed window to the front elevation. Radiator.

**Shower Room:** 7' 1" x 6' 4" (2.15m x 1.93m) maximum. PVCu double glazed window to the side elevation. Three piece white suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Fully tiled walls. Radiator.

**Outside:** Externally there is a driveway providing Off-Road Parking leading up to the Single Garage.

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

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**EPC:** EPC Rating – 71|C.

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.





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

**Directions:** For satellite navigation purposes use the post code LL20 8RS. From the Agents Llangollen Offices proceed up to the traffic lights and turn right onto Berwyn Street. Proceed along this road and take the second turning on the left into Hall Street and the bungalow will be observed almost immediately on the right-hand side of the road.



## Ground Floor

Approx. 72.4 sq. metres (779.4 sq. feet)

