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6 Trevor Square, Llangollen, LL20 8SH

Price £159,950

A charming semi-detached one-bedroom cottage situated in Trevor Square, within easy walking distance of the town's amenities. The property benefits from UPVC double glazing and a composite entrance door. The accommodation briefly comprises a welcoming lounge with wood-burning stove, fitted kitchen/diner, generous double bedroom and stylish bathroom. Currently operating as a successful holiday let, the property generates a healthy income and is registered for business rates, making it an attractive investment opportunity or an ideal purchase for those seeking a characterful home in a convenient location. NO CHAIN, Energy Rating D

Location
Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation
Composite entrance door with glazed panels and external courtesy light to side, opening into:-

Lounge
Central wood-burning stove with decorative mantle over, wall-mounted electric heater, exposed ceiling beams and staircase leading to the first floor.

Kitchen/Diner
Fitted with a range of base and wall units, complemented by work surface areas incorporating a sink unit with mixer tap and UPVC double-glazed window above. Electric cooker with oven beneath and extractor hood over, integrated under-counter fridge and washing machine. Wall-mounted electric heater.

On The First Floor
Stairs rise from the lounge to the first floor landing with doors off -

Bedroom
Spacious and light-filled double bedroom with window to the front elevation, beam to ceiling, loft access hatch and wall-mounted electric heater.

Bathroom
Generously sized bathroom fitted with a panelled bath with mains-fed shower over and glass side screen, WC and wash hand basin set within a vanity unit, extractor. Exposed ceiling beam, heated towel rail and useful airing cupboard housing the hot water tank.

Council Tax
The property is currently registered for business rates as a holiday let, with the option to revert to residential Council Tax for owner-occupier use.

Parking
There are several public car parks within Llangollen, with parking permits available for residents.

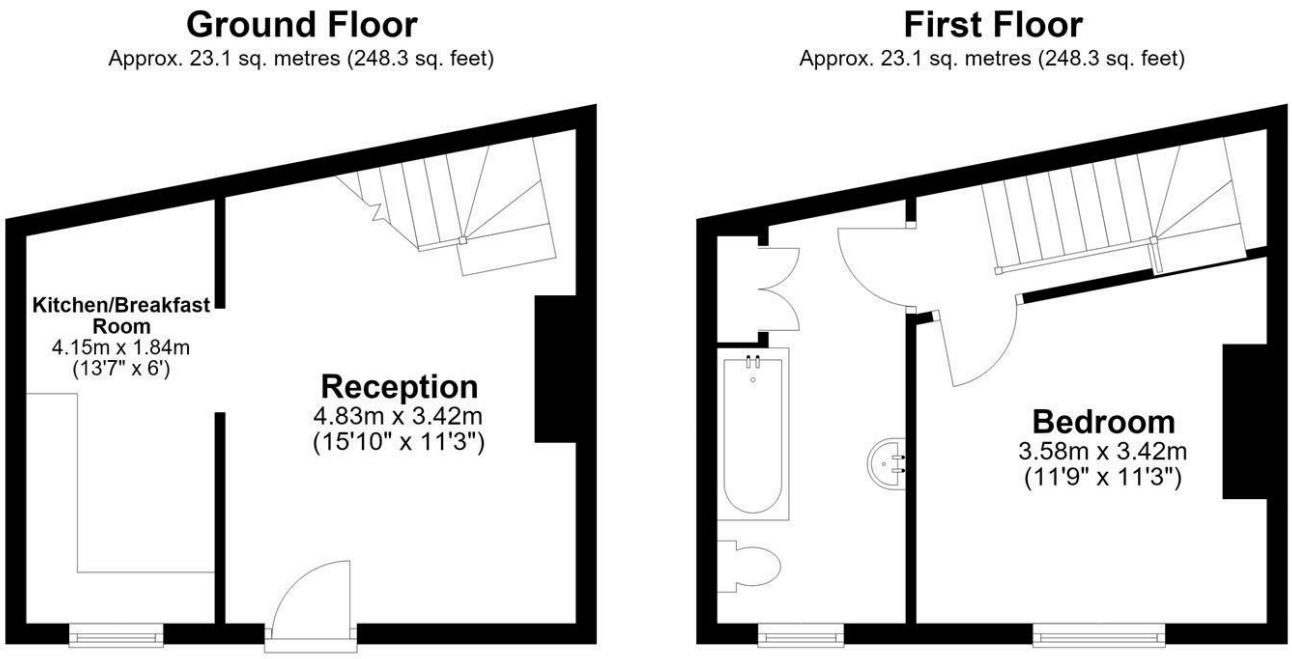








Floor Plan



Total area: approx. 46.1 sq. metres (496.5 sq. feet)

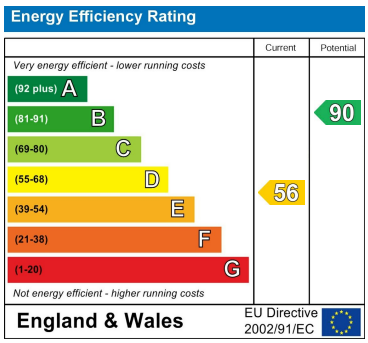
Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

6 Trevor Sq

Area Map



Energy Efficiency Graph



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