



**Church Street
Llangollen
Denbighshire
LL20**

Offers in Excess of £140,000

bettermove

Church Street Llangollen

Bettermove are proud to present this 2 bedroom terraced house in Llangollen, available with no forward chain.

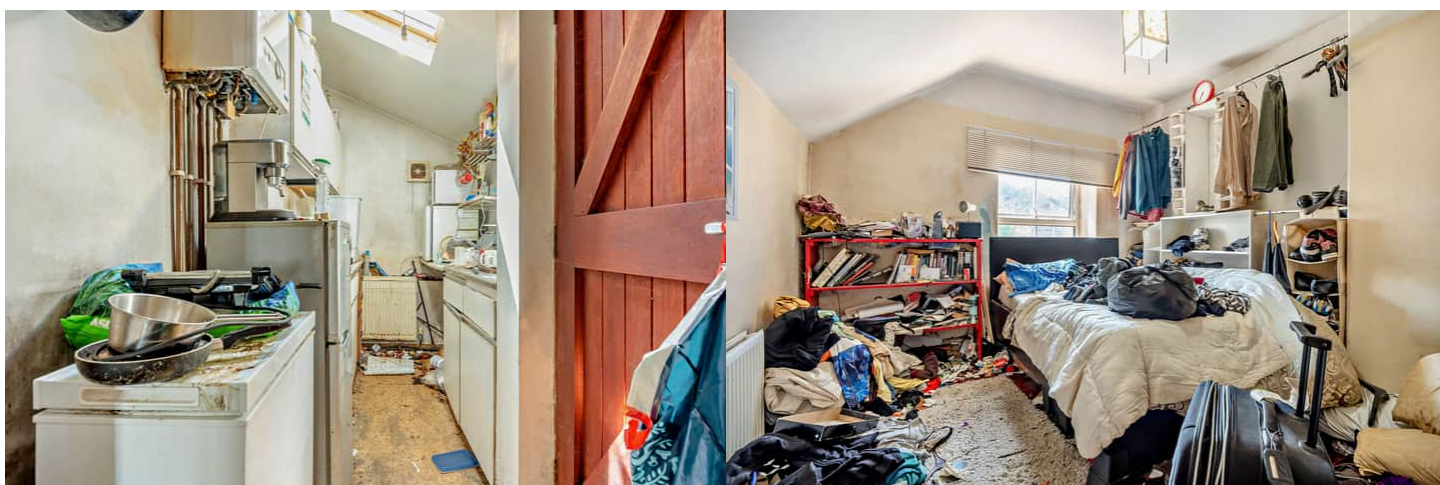
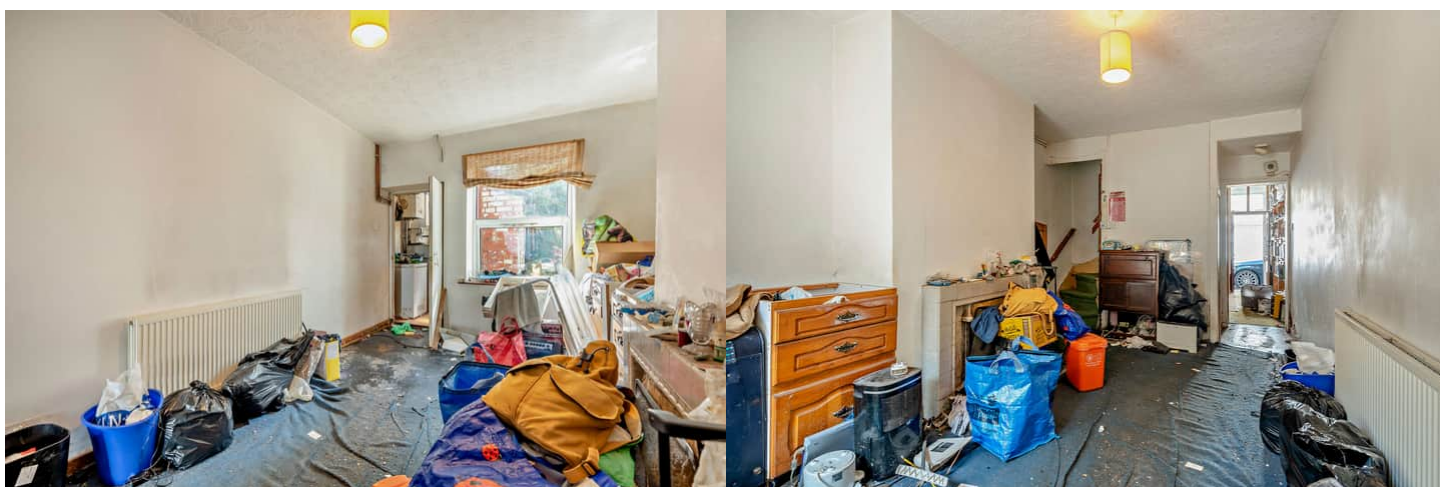
The property benefits from double glazing, solar panels, and gas central heating throughout, with on street parking.

The council tax band is B.

The interior of this property comprises, which may require renovation throughout, and comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

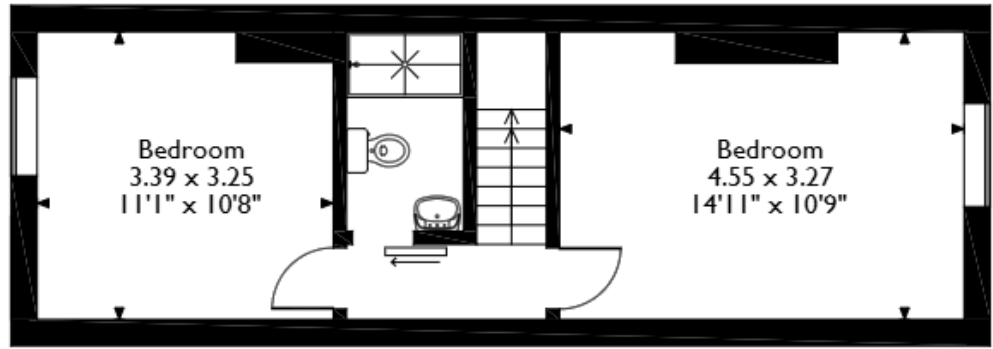
Located in the popular town of Llangollen, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Ruabon train station, a variety of local bus routes, and quick access to the A5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

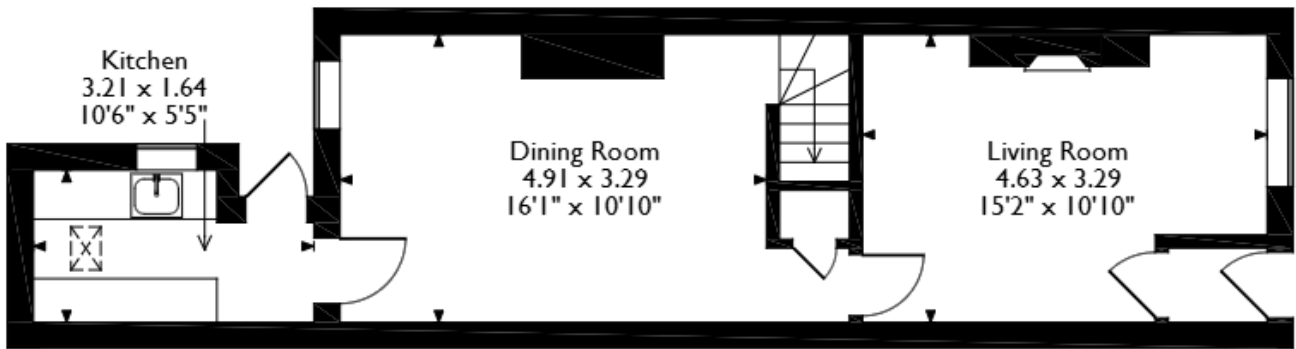


Church Street, Llangollen

Approximate Gross Internal Area
75 Sq M/808 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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