Wingetts

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West Street, Llangollen, LL20 8RG

Price £215,000

A beautifully presented traditional three-storey, four-bedroom townhouse situated within easy walking distance of the popular and picturesque riverside town of Llangollen. The town offers an excellent range of independent shops, cafés, restaurants, and bars, along with well-regarded primary and secondary schools, making this an ideal home for families and professionals alike. The property benefits from UPVC double glazing and gas central heating throughout. The well-proportioned accommodation briefly comprises a welcoming lounge and a modern fitted kitchen/diner to the ground floor. To the first floor are two bedrooms and a family bathroom, with a further two bedrooms located on the second floor. The property also benefits from a cellar. Offered to the market with NO ONWARD CHAIN, this is an excellent opportunity for buyers seeking a conveniently located home in a highly desirable area.

Location
West Street is located in the popular tourist town of Llangollen which offers a wealth of shopping facilities, restaurants and riverside walks. The beautiful scenery of the Dee Valley with its mountainous backdrop attracts many visitors and yet the town enjoys excellent road links to the A486 and A5 allowing for daily commuting to the commercial and industrial centres of North Wales, North West and Shropshire. Both primary and secondary schools are within easy reach and a public transport service operates to and from surrounding towns.

Accommodation
UPVC double glazed door with double glazed panel above and to side opens to:-

Entrance Hall
With original wood staircase off, under stairs store area, tall radiator, tiled floor and doors off.

Lounge 12'8" x 11'2" (3.85 x 3.40)
Featuring original sanded floorboards, a large UPVC double glazed window allowing for plenty of natural light, wall light points, TV point and radiator. Trap door providing access to:-

Cellar
With stairs leading down and window to side.

Kitchen/Diner 12'10" x 11'9" (3.92 x 3.59)
Fitted with a range of cream-fronted base and wall units complemented by ample work surface areas incorporating a ceramic sink unit with UPVC double glazed window above. Integrated gas hob with electric oven and grill beneath, stainless steel extractor hood over, and wall-mounted Vaillant gas combination boiler. Part tiled walls and wood-effect laminate flooring. Plumbing for washing machine and dishwasher, space for fridge/freezer, extractor fan, and UPVC double glazed external door providing access to the rear.

On The First Floor
The attractive staircase from the hall leads to the first floor landing with gallery over stairwell, UPVC double glazed window with views of the tree lined mountains, doors off to all rooms.

Bedroom One 12'9" x 11'2" (3.88 x 3.40)
A dual aspect room with UPVC double glazed feature walk in bay window to side and UPVC double glazed window to front with far reaching views, Wood effect laminate flooring, built in wardrobes, built in bed side tables, built in chest of drawers, radiator.

Bedroom Two 9'3" x 6'2" (2.82 x 1.87)
UPVC double glazed window to front, wood effect laminate floor, radiator.

Bathroom
Appointed with a 3 piece white suite of bath with mains drench head shower over, w.c, wash hand basin with illuminated mirror above, part tiled walls, attractive flooring, radiator.

On The Second Floor
Staircase from the first floor leads to a split staircase leading to a further two bedrooms, loft hatch.

Bedroom Three 14'6" x 11'2" max (4.42 x 3.40 max)
With sloping ceilings, double glazed velux window to ceiling, UPVC double glazed window to rear and radiator.

Bedroom Four 12'2" x 11'2" max (3.72 x 3.40 max)
With sloping ceilings, double glazed velux window to ceiling, radiator.

Outside
Right of way over rear yard for bins.

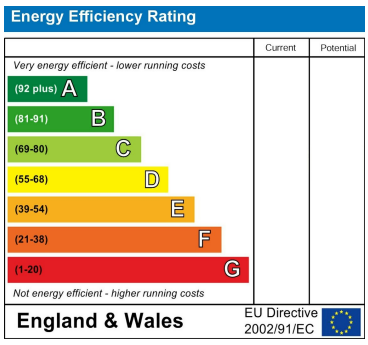
Floor Plan

Total area: approx. 96.6 sq. metres (1039.5 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.

Area Map

Energy Efficiency Graph



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