



## Lindeth, Aber Adda, Llangollen, LL20 8EU

**Price £249,950**

A well presented traditional Victorian three storey, four bedroom house situated in a slightly elevated position affording views of Castell Dinas Bran and within an easy walk of the popular and picturesque riverside town of Llangollen. The property offers modern day living with traditional features and briefly comprises lounge with walk in bay window, family dining room, modern fitted kitchen with feature ornamental stove, the first floor offers a large Master bedroom, family bathroom and further double bedroom, the second floor has a further two bedrooms. Externally there is an enclosed patio to rear with steps leading to a further raised sunny aspect patio. Energy Rating E (45)

## Location

Situated in an elevated position above the picturesque town of Llangollen, within walking distance to the town centre. Llangollen is a charming 'inland tourism centre' renowned for its picturesque setting on the River Dee and the annual Eisteddfod, it also has good access to other major centres of industry. Llangollen town centre is a vibrant place with a good community feel and plenty of shops, restaurants and other social facilities. There is both primary and secondary schools plus a health centre.

## Accommodation

Entrance door opens into the welcoming entrance hall with original tiled floor, feature arch, and stairs rising to the first floor.

### Lounge 12'4" x 10'11" (3.76 x 3.33)

Walk in sash bay window to front with views towards Castell Dinas Bran, feature gas fire in surround, wood flooring, radiator.



### Dining Room 12'10" x 12'1" (3.92 x 3.70)

Spacious family room with window to rear, original built in two level cupboard, further storage cupboard with shelving above, wall mounted gas fire, radiator, useful under stairs storage cupboard.



## Kitchen

Modern fitted kitchen with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap and window above. Electric hob with oven below and stainless steel extractor above, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, part tiled walls, feature ornamental stove on tiled platform set within exposed brick surround. Stable door opens to the rear side patio.

## On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to:-

### Master Bedroom 12'4" x 15'1" (3.76 x 4.62)

Spacious and light master bedroom with two windows to front offering views towards Castell Dinas Bran, built in wardrobes and drawer units, feature ornamental fireplace, radiator.



### Bedroom Two 12'10" x 14'8" (3.92 x 4.48)

Window to rear, feature ornamental fireplace, radiator.

## Family Bathroom

Bath with mains shower over, w.c, wash hand basin, window to rear, radiator, cupboard housing the "Worcester" combi boiler.

## On The Second Floor

Stairs rise from the first floor landing to the second floor landing with doors off to:-

### Bedroom Three 10'1" x 15'1" (3.08 x 4.62)

Window to front offering views over the town and Castell Dinas Bran, ornamental fireplace, radiator.



### Bedroom Four 10'1" x 8'1" (3.08 x 2.48)

Window to rear, radiator.

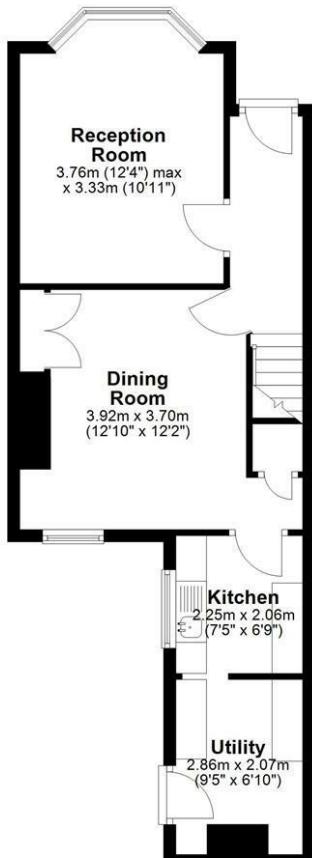
## Outside

Enclosed patio to front with steps leading to the entrance door. To the rear is an enclosed patio to side with steps leading to a further sunny aspect raised decked patio.

## Floor Plan

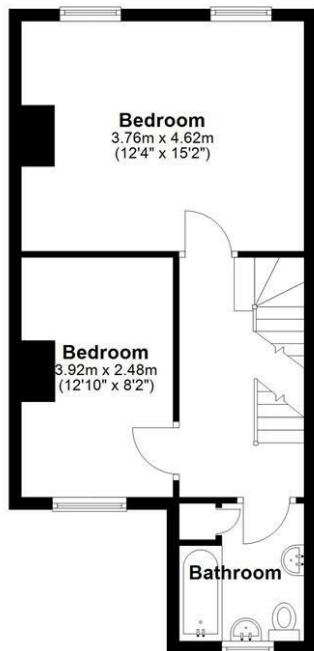
## Ground Floor

Ground floor



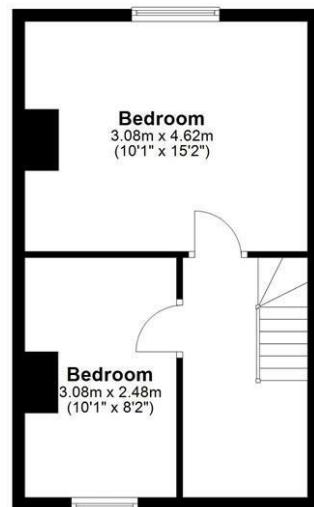
## First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



## Second Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



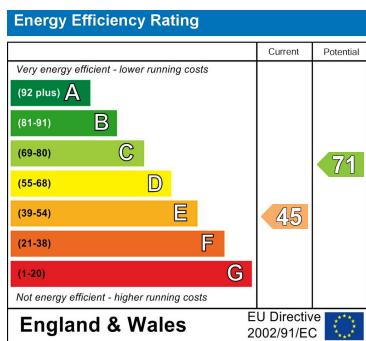
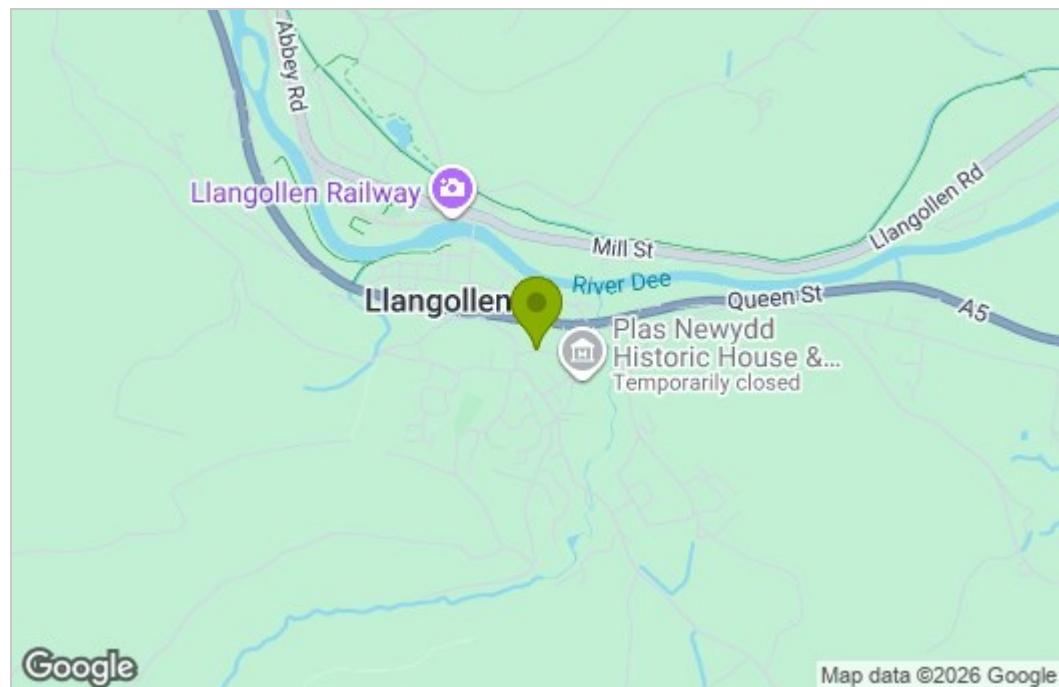
Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

Lindeth KAD

## Area Map

## Energy Efficiency Graph



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12 Castle Street, Llangollen, Denbighshire, LL20 8NU  
Tel: 01978 861366 Email: [llangollen@wingetts.co.uk](mailto:llangollen@wingetts.co.uk) [www.wingetts.co.uk](http://www.wingetts.co.uk)