
Wingetts

More than just estate agents



5 George Street, Llangollen, LL20 8RE

Price £134,950

A modern ground-floor apartment ideally located in the centre of Llangollen, within easy walking distance of the town's shops, restaurants and local amenities. The property benefits from UPVC double glazing and gas central heating throughout. The well-presented accommodation briefly comprises a bright lounge with attractive wooden flooring, a well-appointed fitted kitchen, a modern shower room, and a comfortable double bedroom. Accessed via John Street, the apartment enjoys its own private entrance along with a small outside area, offering a degree of privacy rarely found in town-centre properties. Offered for sale with no onward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a convenient town-centre home.

Location

George 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.

Lounge

UPVC double glazed window to front with fitted blind, radiator, wooden floor, useful storage cupboard with shelving, doors of to all rooms



Kitchen

Fitted kitchen featuring high-gloss grey wall and base units with soft-close drawers, complemented by ample work surface areas incorporating a sink unit. There is space for a washing machine and fridge/freezer, along with an electric hob with extractor hood above and oven/grill below. The kitchen is finished with white easy-clean splashbacks, under-unit lighting, and a UPVC double-glazed window to the side with a fitted blind. An enclosed wall-mounted gas boiler is also housed within the kitchen area.



Bedroom

Well proportioned bedroom featuring fitted wardrobes with a selection of hanging rails and basket storage. Window to the side with fitted blind and radiator.

Shower Room

Appointed to a high standard and featuring a double walk-in shower tray, a vanity unit incorporating a wash hand basin and WC with built-in storage, complemented by a tiled splashback.

Note

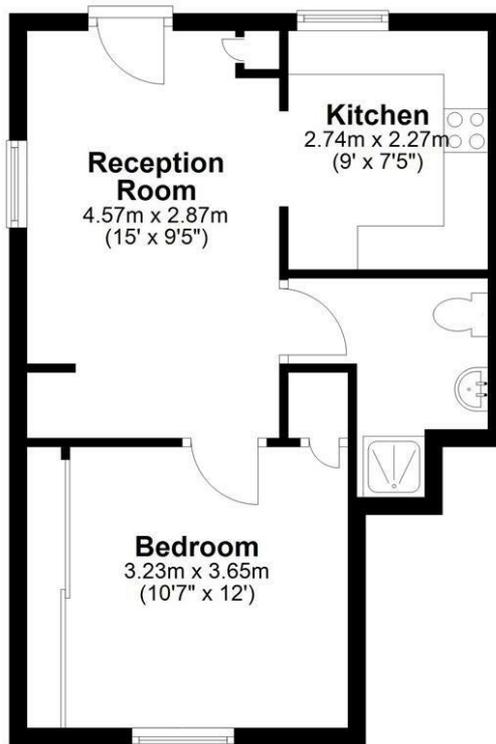
Service charge - £40 a month to cover building insurance and maintenance.

Leasehold 99 years from 2006

Share of Freehold – No. 5 comprises three apartments, with each owner holding a share of the freehold.

Floor Plan

Ground Floor



Total area: approx. 35.8 sq. metres (385.2 sq. feet)

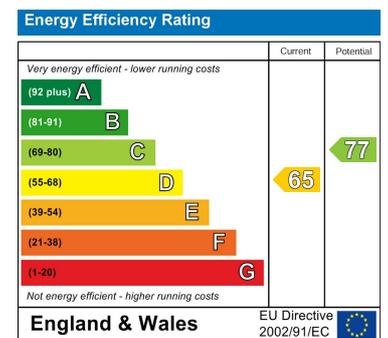
Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographix.com.
 Direct Dial 07973 205 007
 Plan produced using PlanUp.

Flat 1 5 George St

Area Map



Energy Efficiency Graph



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