

Wingetts

More than just estate agents



5 Wern Road, Llangollen, LL20 8DU

Price £329,950

A fantastic opportunity to acquire a three-bedroom detached bungalow situated on the highly sought-after Wern Road, within walking distance of the popular and picturesque riverside town of Llangollen, offering a wealth of shopping, dining and social amenities. Tirionfa enjoys a delightful private rear garden with a sunny aspect, featuring a spacious timber decked patio that takes full advantage of the far-reaching, tree-lined views, providing an ideal space for outdoor relaxation and entertaining. The well-proportioned accommodation briefly comprises a welcoming "L"-shaped reception hall, a fitted kitchen complete with range cooker, and a spacious lounge with dining area overlooking the rear garden. There are three bedrooms and a modern family bathroom. Externally, the property benefits from a private gated driveway providing off-road parking and leading to a garage. Early viewing is highly recommended to fully appreciate the location, outlook and lifestyle this attractive bungalow offers.

Location

The historic town of Llangollen offers an excellent range of local amenities including independent shops, cafés, restaurants, primary and secondary schools, and a variety of leisure and social facilities. The town is particularly renowned for its picturesque setting on the banks of the River Dee, surrounded by beautiful countryside. Excellent road links via the A5 road UK and A483 road UK trunk roads provide convenient access for daily commuting to the major commercial and industrial centres to the north and east, whilst to the west lies the magnificent Snowdonia National Park, offering spectacular scenery and a wide range of outdoor pursuits.

Accommodation

An open-fronted porch with courtesy lighting and a double-glazed front door featuring a decorative panel opens into:-

Entrance Hall

"L" Shaped entrance, radiator, doors of to all rooms.

Lounge/Diner

A spacious, light and airy room featuring a large UPVC double-glazed window enjoying a delightful outlook across the rear garden and beyond. A feature antique pine fire surround with tiled insert, open fire and granite tiled hearth creates an attractive focal point to the room. three radiators, double-glazed external door to the side provides direct access onto the rear garden patio, while an additional UPVC double-glazed side window allows for further natural light. Modern wall mounted thermostat, ample power sockets.

Kitchen

The kitchen is well appointed with a fitted range of shaker-style base and wall cabinets complemented by wood-effect work surfaces incorporating a twin "Belfast" style sink with modern mixer tap and window above overlooking the front garden. A Leisure range cooker with five-burner gas hob, hot plate, double oven and grill forms a central feature of the kitchen, with a black canopy extractor hood above. Additional features include inset ceiling spotlights, partially tiled walls and a tiled floor. There is plumbing for a washing machine, space for a dishwasher and fridge/freezer, along with a useful storage cupboard. A UPVC door provides

access to the side of the property, wall-mounted "Ideal" gas combination boiler.

Bedroom One

UPVC double glazed window enjoying a pleasant sunny outlook over the rear garden. The room benefits from fitted mirror-fronted wardrobes with integrated heaters and a radiator.

Bedroom Two

Front facing window overlooking the garden and enjoying attractive tree-lined views beyond. Fitted wardrobes and radiator.

Bedroom Three 10'4" x 9'8" (3.15 x 2.95)

Rear facing window enjoying a pleasant outlook over the garden, allowing an abundance of natural light. Original floorboards and radiator.

Bathroom 8'0" x 6'9" (2.44 x 2.05)

Beautifully appointed with a contemporary suite including a "P"-shaped bath with electric shower and glazed side screen, vanity wash hand basin with suspended drawer storage and illuminated mirror above, matching wall-mounted storage unit and W.C. The room benefits from two UPVC double-glazed windows, heated towel rail, radiator, spot lights to ceiling, fully tiled walls and floor.

Outside

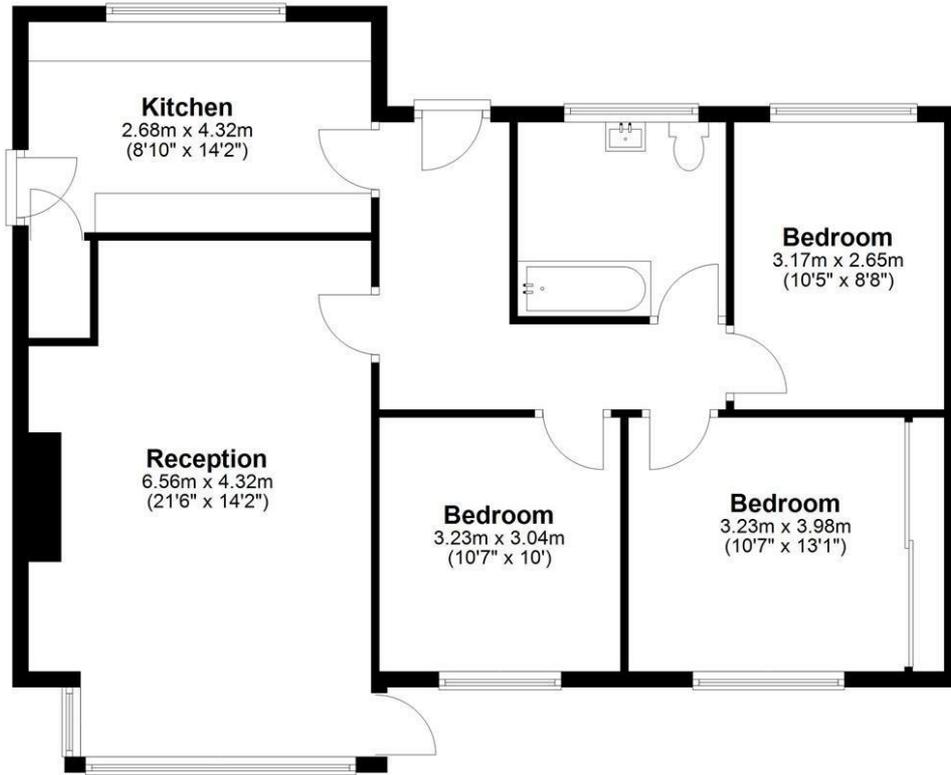
Tirionfa is approached via double wooden gates leading onto a private driveway providing ample off-road parking and continuing to a detached garage with up-and-over door, side window and pedestrian access door. The front garden is mainly laid to lawn with well-stocked borders and a privacy hedge to the front boundary. The rear garden is a particular feature of the property, enjoying a sunny aspect and offering lovely views across the valley whilst retaining an excellent degree of privacy. A spacious timber decked patio provides an ideal setting for outdoor dining and entertaining. Beyond lies a generous lawned garden with mature trees and well-established borders, creating a pleasant and secluded outdoor space.

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Floor Plan

Ground Floor



Total area: approx. 88.4 sq. metres (951.7 sq. feet)

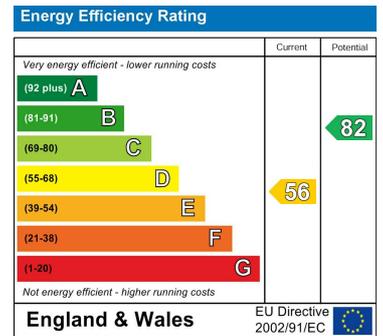
Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographix.com.
 Direct Dial 07973 205 007
 Plan produced using PlanUp.

5 Wern Road

Area Map



Energy Efficiency Graph



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