Wingetts
More than just estate agents



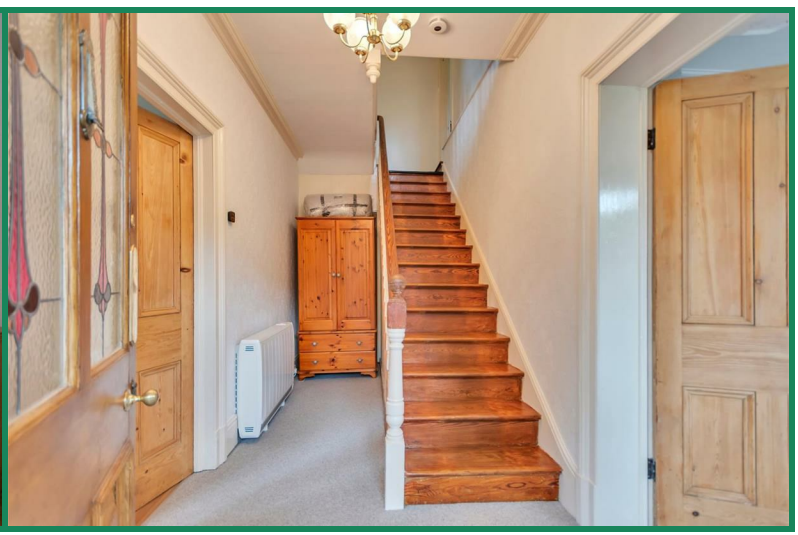
Hazeldene Villa Abbey Road

Llangollen, LL20 8EF

Price £385,000

3 2 3 E





Hazeldene Villa Abbey Road

Llangollen, LL20 8EF

Price £385,000







Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area. This substantial semi detached house is conveniently located within easy reach of the town centre and provides well proportioned family accommodation.

Directions

From our Llangollen office proceed over the Bridge, turning left onto Abbey Road, continue along Abbey Road passing the Pavilion and just after Plas Derwen apartments, Hazeldene Villa is the 3rd house on the right hand side.

Accommodation

UPVC part glazed entrance door opens to enclosed Porch with UPVC double glazed windows to front, tiled floor, original part glazed door with leaded detail and top window light opens to an impressive Hall.

Hall

With patterned tiled floor, solid spindled staircase, cornice ceilings and stripped pitch pine 4 panel doors.

Living Room

12'91" x 11'66" (5.97 x 5.03)

UPVC double glazed walk in bay window overlooking the valley, chimney breast with stone fireplace and open fire, cornice ceiling, efficient Quantum electric storage heater and 2 arch walkways through to:-

Sitting Room

12'93" x 11'95" (6.02 x 5.77)

Currently used as a treatment room and having an exposed brick chimney breast with stone hearth, coving to ceiling and double glazed sliding patio doors.

Dining/Casual Room

12'65" x 13'89" (5.31 x 6.22)

Featuring a UPVC double glazed bay window with views across the valley, exposed brick chimney breast with wood burner on a slate hearth, efficient Quantum electric storage heater, wood effect flooring, cornice ceiling and an open aspect to the:-

Kitchen/Breakfast Room

19'54" max x 8'83" (7.16 max x 4.55)

Fitted with a range of Oak fronted base and wall cupboards with work surfaces that incorporate a 1½ bowl single drainer sink unit with mixer tap, water purifier tap, four ring induction electric hob with extractor hood above, eye level grill with oven below, plumbing for washer or dishwasher, part tiled walls, glass fronted display cabinet, UPVC double glazed door to:-

Covered Utility & Store

33'2" x 5'56" (10.11 x 2.95)

Plumbing for washing machine, UPVC external door.

Cellar

Across from the kitchen with brick steps leading down to two rooms 13'04 x 8'22 and 13'0 x 6'50 with a ceiling
height of 7'09, lighting and window for natural light.

On The First Floor
The staircase from the hall rises to the impressive first floor landing with gallery over stairwell, arched recess with UPVC double glazed window with views across the canal and valley, four panel opine doors off to all rooms.

Bedroom One
13'94" x 11'5" (6.35 x 3.48)
UPVC double glazed window to front from which to enjoy the view, fitted wardrobes and and drawer unit.

Bedroom Two
11'66" x 12'89" (5.03 x 5.92)
UPVC double glazed window to front, fitted wardrobes and dressing table.

Bedroom Three
12'90" x 10'79" (5.94 x 5.05)
A double bedroom with fitted wardrobes, UPVC double glazed window to side and exposed wood floor.

Bathroom
Appointed with a four piece white suite of low flush wc, pedestal wash hand basin, twin grip bath with timber side panel and mixer tap with shower attachment, bidet, part tiled walls, UPVC double glazed window, velux roof light window, ceiling hatch to roof space, wiring for wall lights and airing cupboard housing the hot water cylinder and shelving.

Shower Room
Fitted with a low flush wc, pedestal wash hand basin, shower cubicle with electric shower and glazed entry door, two UPVC double glazed windows, part tiled walls.

Outside
A driveway leads to the garage and steps lead to tiered garden and stone paved patio from which to enjoy the view, decorative metal gate gives access to a private side paved area and steps lead to a raised patio/garden area.

Garage
10'54" x 16'92" (4.42 x 7.21)
With metal up and over door, extra height to accommodate a motor home, electric socket.

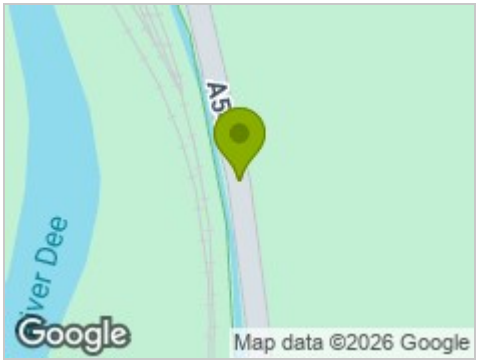








Road Map



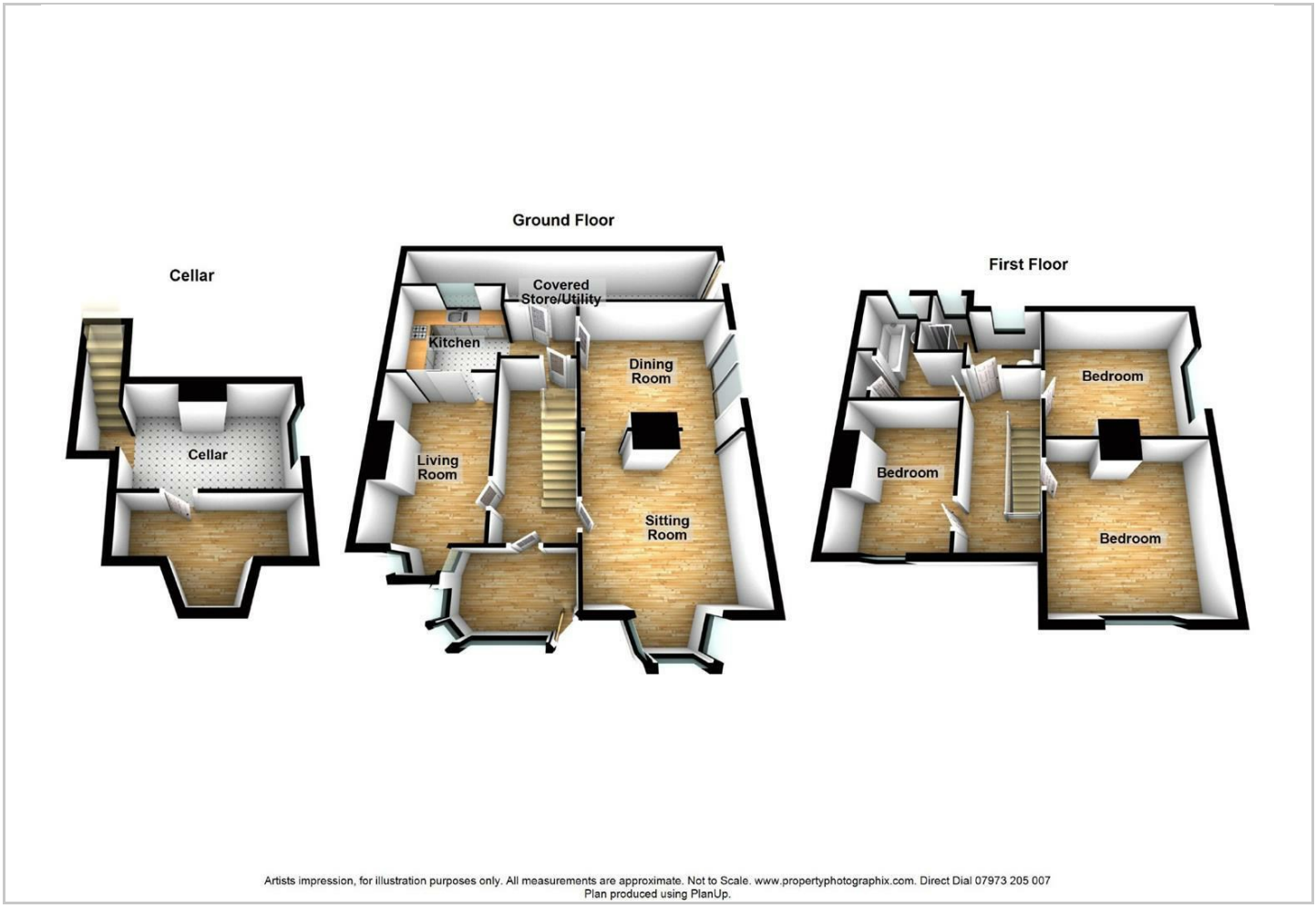
Hybrid Map



Terrain Map



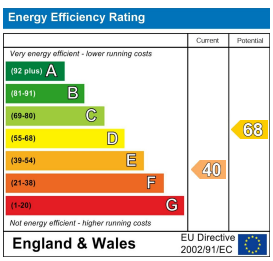
Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Castle Street, Llangollen, Denbighshire, LL20 8NU
Tel: 01978 861366 Email: llangollen@wingetts.co.uk www.wingetts.co.uk