



**17 Brook Street, Llangollen, LL20 8LS**

**Price £179,950**

A well presented three bedroom terraced house arranged over three floors. The property benefits from UPVC double glazing and gas central heating, the accommodation briefly comprises spacious lounge with feature exposed brick chimney and beams to ceiling, fitted kitchen and ground floor bathroom. The first floor has a good sized double bedroom and 2nd bedroom which leads to the second floor spacious bedroom. Externally there is a rear courtyard. NO CHAIN



### Location

Llangollen provides a most pleasant and convenient residential location renowned for its picturesque setting on the River Dee and its annual international music eisteddfod.

The town centre offers an excellent range of amenities including shopping, schooling and social amenities, whilst good road links and a regular public transport service provide commuting to the major commercial and industrial centres throughout the area.

### Accommodation

Entrance door with glazed panels and panel above opens into:-

#### Lounge 10'9" x 14'4" (3.30 x 4.38)

Feature exposed brick chimney breast, beams to ceiling, tiled floor, UPVC double glazed window to front, cupboard housing mains gas and radiator.

#### Kitchen 8'1" x 14'4" (2.48 x 4.38)

Fitted with a range of base and wall units complimented by work surface areas incorporating stainless steel sink unit with mixer tap and UPVC double glazed window above, space for cooker, extractor, plumbing for washing machine, useful under stairs area, beams to ceiling, tiled floor, stairs off and door to:-

#### Rear Hallway

Useful store cupboard, tiled floor, external door and door to:-

#### Bathroom

UPVC double glazed window to side, bath with mains shower over and side screen, w.c, wash hand basin, heated towel rail, part tiled walls and extractor.

#### On The First Floor

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

#### Bedroom One 10'9" x 12'4" (3.30 x 3.76)

Good sized double bedroom with two UPVC double glazed windows to front, cupboard housing the "Worcester" combination boiler and built in wardrobe, radiator.

#### Bedroom Two 8'1" x 10'9" (2.48 x 3.30)

UPVC double glazed window to rear, built in cupboard, radiator and door off to second floor.

#### Bedroom Three 11'5" x 14'4" (3.50 x 4.38)

Stairs from bedroom two lead to the large attic bedroom with beam to ceiling, UPVC double glazed window to front, built in cupboard, storage to eaves and radiator.

### Outside

Enclosed rear courtyard.



## Area Map

Approx. 32.0 sq. metres (344.9 sq. feet)



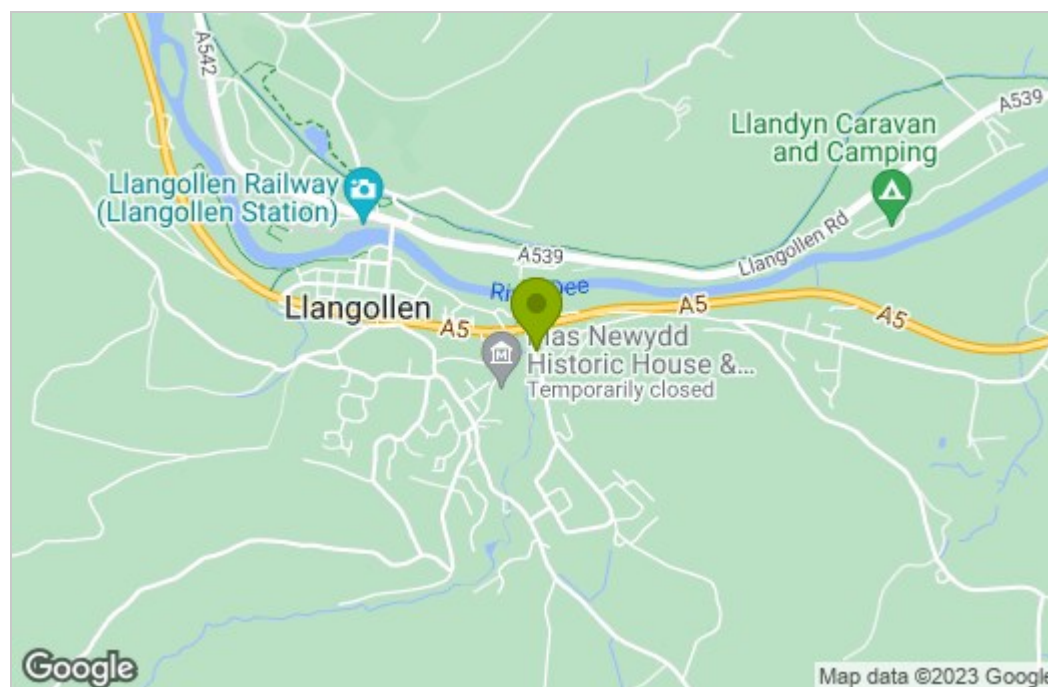
Approx. 15.3 sq. metres (165.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 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.

## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		65	85
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



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