

Wingetts

More than just estate agents



3 Gwalia Terrace, Llangollen, LL20 8NS

Price £194,950

A spacious three-storey terraced property ideally situated in the heart of the town centre, providing convenient access to a wide range of local amenities, shops, and transport links. Previously operated as a rental property and fully compliant for investment purposes, this versatile home would also make an excellent family residence. The property benefits from gas-fired central heating and an enclosed rear courtyard. The accommodation briefly comprises an entrance hall, lounge, dining room, and fitted kitchen to the ground floor. The first floor offers two well-proportioned bedrooms and a family bathroom, while the second floor features a generous third bedroom. NO CHAIN

Accommodation

Entrance door opens into hallway with stairs rising to the first floor and doors off to:-

Lounge

Sash window to front, fire in surround, radiator.

Dining Room

Sash window to rear, built in storage units, radiator, under stairs storage area.

Kitchen

Base unit and drawers, sink with window above, space for cooker, stable style door to rear courtyard.

On The First Floor

Stairs rise from the hallway to the first floor landing.

Bedroom One

Sash window to front, built in wardrobes and units, radiator.

Bedroom Two

Sash window to rear, ornamental fire place, wall mounted gas combination boiler, radiator.

Bathroom

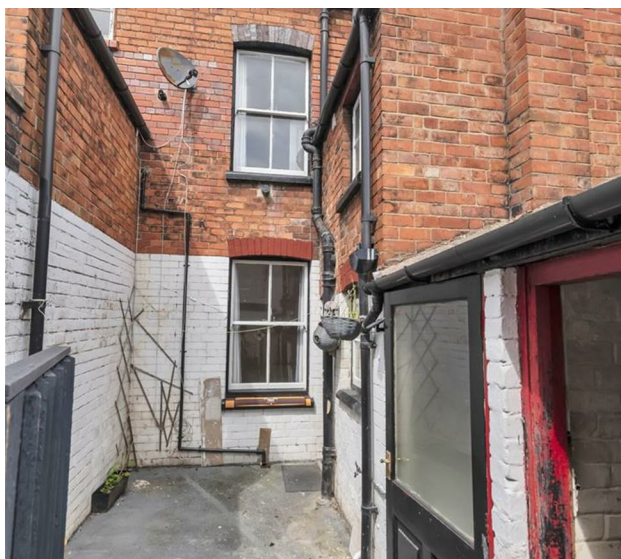
Contemporary bathroom with bath having Triton electric shower over, w.c, wash hand basin, tiled walls, window to rear.

Bedroom Three

Stairs rise from the first floor landing to this spacious top floor bedroom with UPVC double glazed window to front.

Outside

Enclosed rear courtyard with outhouse having connection for automatic washing machine,

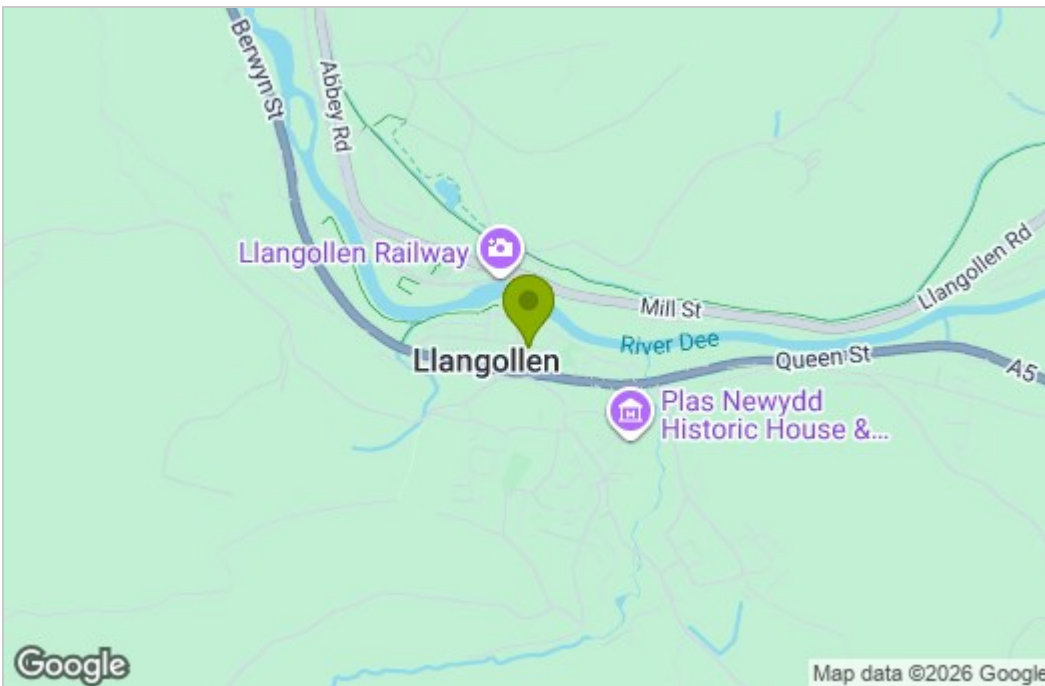


Floor Plan

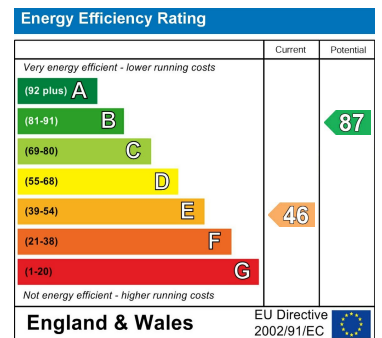


Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographix.com.
 Direct Dial 07973 205 007.
 Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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