Wingetts

More than just estate agents

3 White Lion Square, Llangollen, LL20 8SG

Price £169,950

A traditional two-storey, two-bedroom Cottage displaying original features dating back to early 1900's and conveniently located within walking distance of the town's amenities. This property offers a generous enclosed garden and off-road parking, making it ideal for families or those seeking extra outdoor space. The property requires some modernisation, providing the opportunity for the new owner to create their perfect home. The accommodation briefly comprises lounge, dining room and kitchen to the ground floor. The first floor has two double bedrooms and a good sized bathroom. Gated entrance over shared driveway with neighbouring property leading to parking and enclosed garden NO CHAIN

Accommodation
Covered porch with entrance door opening into:-

Entrance Hall
Stairs off to the first floor

Dining Room
Beams to ceiling, feature exposed stone to former chimney with beam over, window to front, radiator.

Kitchen
Fitted units with works surfaces over incorporating sink unit, window to front, space for cooker with extractor hood over, plumbing for washing machine, part tiled walls, tiled floor, internal window and stable style door to:-

Rear Porch
External door to garden.

Lounge
Exposed beams to ceiling, feature exposed former fireplace with beam over, window to front, radiator.

On The First Floor
Stairs rise to the first floor landing with doors off to all rooms

Bedroom One
Large window to front, beams to ceiling, radiator.

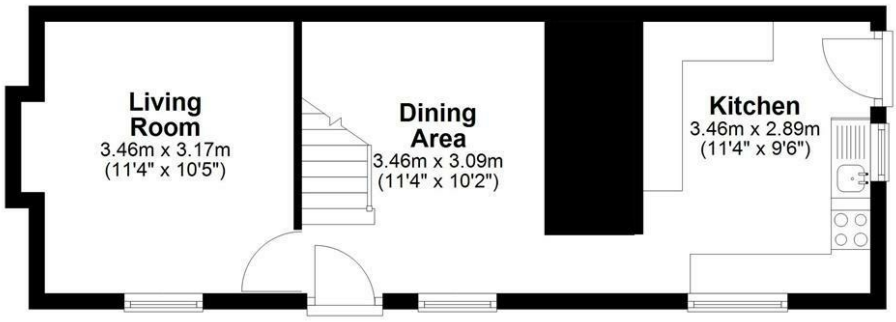
Bedroom Two
Fitted cottage style wardrobes, beams to ceiling, window, radiator.

Bathroom
Bath with electric shower over, w.c, wash hand basin, window, beam to ceiling, radiator, cupboard housing the "Worcester" gas combination boiler.

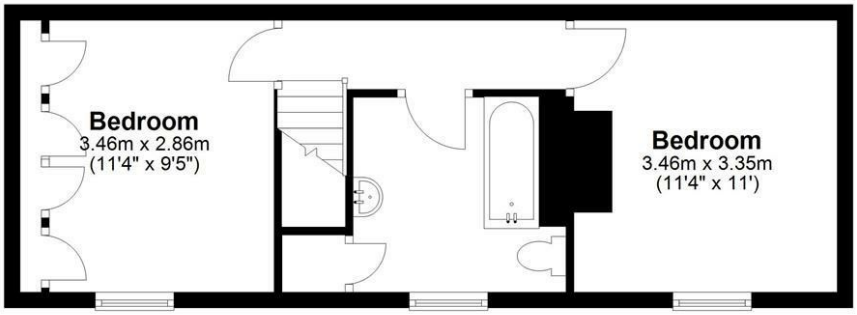
Outside
Gated entrance shared with the neighbouring property providing access to the parking area, which leads to a large enclosed garden offering potential for additional parking or further landscaping.

Floor Plan

Ground Floor



First Floor



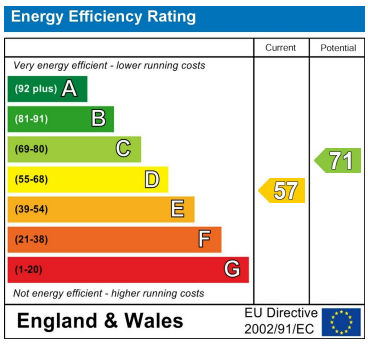
Total area: approx. 72.3 sq. metres (778.2 sq. feet)

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.

3 White Lion

Area Map

Energy Efficiency Graph



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