

Wingetts

More than just estate agents



Homelea, Abba Adda, Llangollen, LL20 8EU

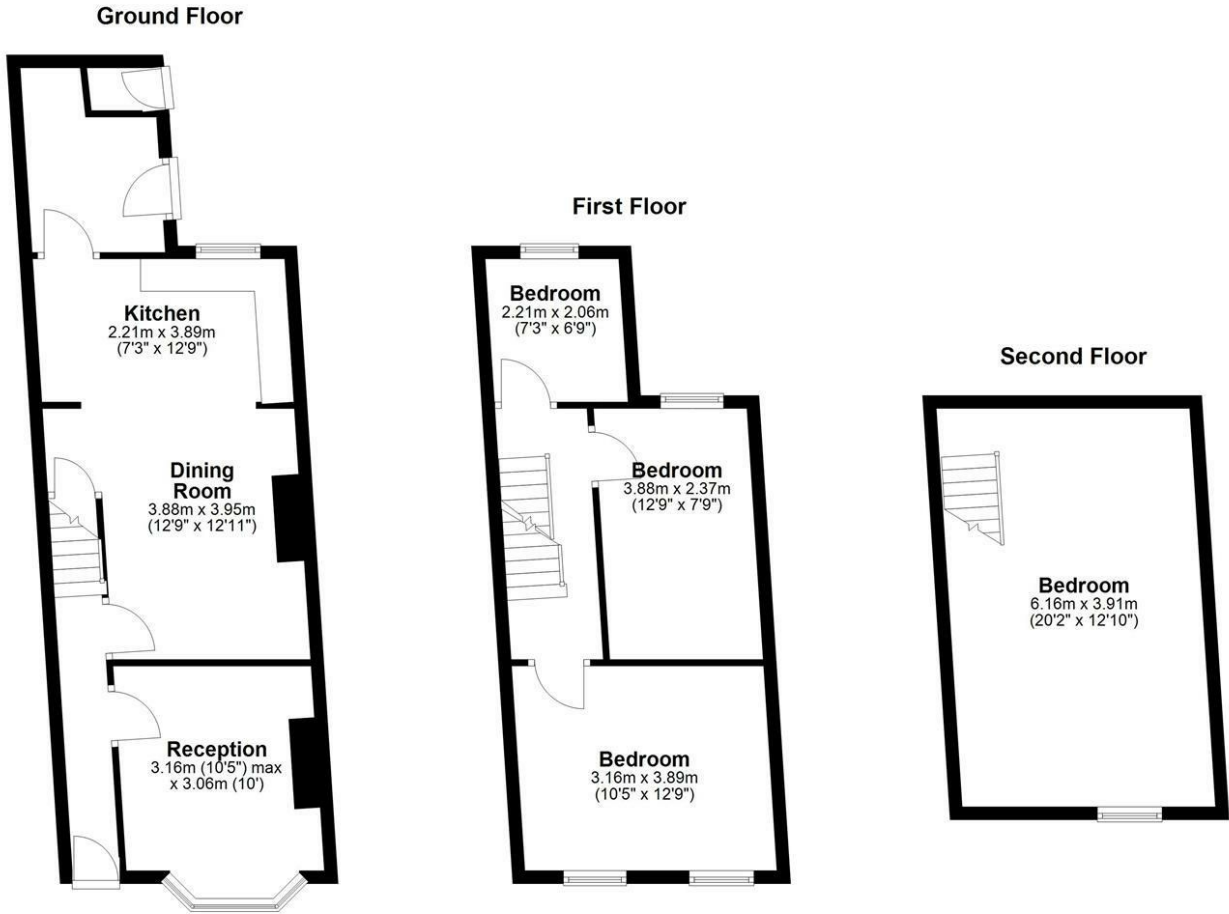
Price £239,950

A traditional Victorian three storey, three bedroom house situated in a slightly elevated position affording views of Castell Dinas Bran and within an easy walk of the popular and picturesque riverside town of Llangollen. The property offers modern day living with traditional features and briefly comprises lounge with walk in bay window, open plan family dining room and fitted kitchen with feature wood burning stove. The first floor offers a large Master bedroom, family bathroom and further double bedroom, the second floor has a further generous sized bedroom. Externally there is an enclosed patio to rear with steps leading to a further raised sunny aspect patio. Energy Rating TBC

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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.

Homelea

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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