



20 Pengwern, Llangollen, LL20 8AT

Price £255,000

A three bedroom semi detached house situated in sought after residential location. The property has the benefit of a gas combi boiler (2yrs old), UPVC double glazing throughout and gated drive having parking for 4 vehicles. The accommodation briefly comprises welcoming entrance hall, lounge with patio doors to the rear garden, modern and spacious family kitchen/diner, large utility and ground floor w.c. Three good sized bedrooms and family bathroom. Lawned garden to front alongside the drive, enclosed sunny aspect rear garden from which to enjoy the far reaching views. NO CHAIN.

Location

Pengwern is an established residential area within walking distance of the picturesque town of Llangollen with its excellent range of shopping facilities, wine bars, pubs and restaurants. Popular amongst walkers because of the natural scenery. The town also has good road links allowing for daily commuting to the major Commercial and Industrial centres of the region. Llangollen has both primary and secondary schools.

Accommodation

UPVC entrance door opens into:-

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor.

Lounge

UPVC double glazed patio doors open into the rear garden and offer lovely views of the Welsh hills beyond, radiator.

Kitchen/Diner

An impressive modern fitted kitchen with a range of base and wall units complimented by work surface areas incorporating sink unit, integrated dishwasher, plumbing for washing machine. Gas hob with extractor hood above and electric oven below, breakfast bar, part tiled walls, space for fridge/freezer, three windows offering a good degree of natural light, understairs store cupboard housing the wall mounted gas combi boiler (2yrs old) and mains fuse board.

Utility/W,C

Spacious and versatile room with fitted base units with work surfaces over, UPVC door to front and side, w.c off.

On The First Floor

Stairs rise from the entrance hall to the first floor landing with UPVC double glazed window to front, useful airing cupboard, loft hatch with ladder to roof space and doors off to all rooms.

Bedroom One

UPVC double glazed window to rear with far reaching views, radiator.

Bedroom Two

UPVC double glazed window to rear, radiator.

Bedroom Three

UPVC double glazed window to front, built in cupboard, radiator.

Bathroom

Bath with mains shower over, w,c, wash hand basin, UPVC double glazed window, heated towel rail.

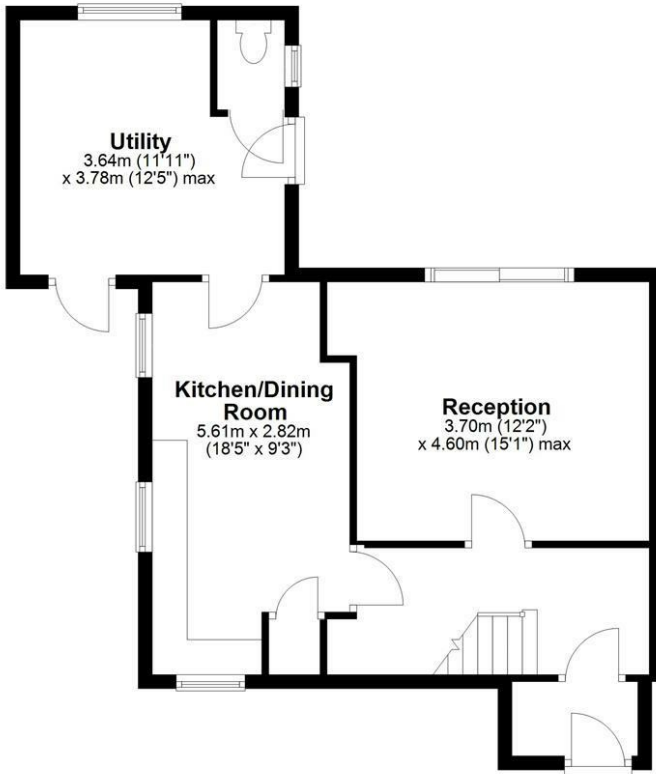
Outside

Gated entrance to the private drive offering ample parking for 3-4 vehicles, lawned garden to front, path to entrance door and utility door, useful store shed. The enclosed rear garden is mainly laid to lawn with patio area from which to enjoy outdoor dining.

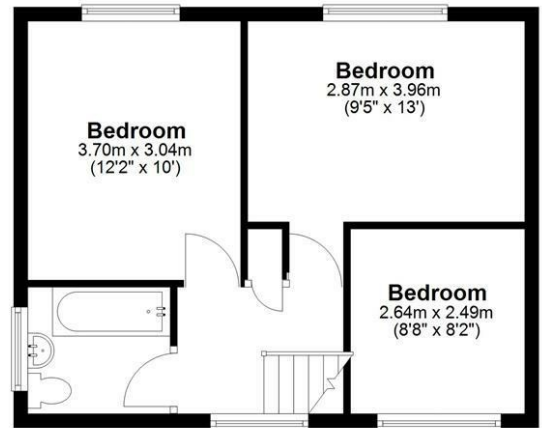


Floor Plan

Ground Floor



First Floor



Total area: approx. 95.7 sq. metres (1029.6 sq. feet)

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

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Plan produced using PlanUp.

20 Pengwern BB, *

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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