
Wingetts

More than just estate agents



Helyg, Willow Street, Llangollen, LL20 8HH

Price £186,000

A charming two-bedroom semi-detached home arranged over four floors, brimming with delightful period features throughout. Enjoying lovely views towards Castell Dinas Bran and the Panorama, this property offers character and scenery in equal measure. The accommodation briefly comprises a spacious kitchen/dining room to the lower ground floor, a cosy lounge to the ground floor, and to the first floor a generous double bedroom along with a well-appointed bathroom featuring both a bath and separate shower. The second bedroom occupies the top floor, boasting far-reaching views over the town. NO CHAIN

Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation

Vestibule with store cupboard opens into:-

Lounge 19'9" x 11'9" (6.04 x 3.60)

Central log burner, exposed beams, built in shelving, windows to front and rear, two radiators, stairs down to:-

Kitchen/Dining Room 19'9" x 11'9" (6.04 x 3.60)

Fitted with a range of base and wall cupboards complimented by work surfaces, Belfast sink with window above, electric hob with stainless steel extractor above, oven/grill, part tiled walls, tiled floor, radiator and side external door.

On The First Floor

Bedroom One 9'2" x 8'8" (2.80 x 2.65)

Double bedroom with lovely views, radiator.

Bathroom

Well appointed bathroom with freestanding bath and separate shower cubicle, w.c, wash hand basin, extractor, tiled floor, part tiled walls, window.

On The Second Floor

Bedroom Two 19'9" x 11'9" (6.04 x 3.60)

Spacious room offering panoramic views through the large window and exposed timbers, radiator.

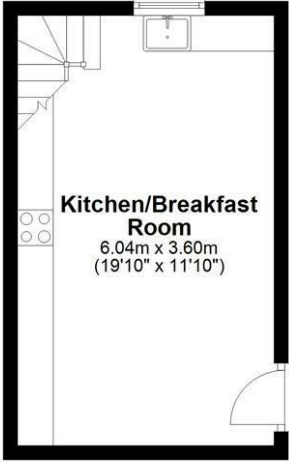
Outside

Gated access to side patio leading to rear patio area.

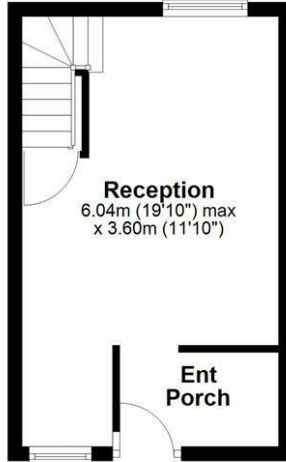


Floor Plan

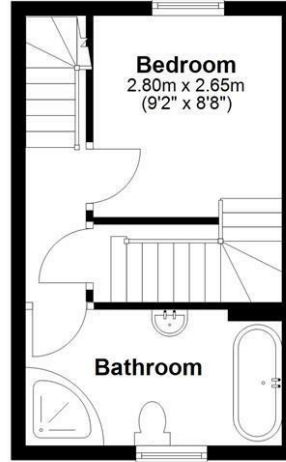
Garden / Basement Level
Approx. 21.7 sq. metres (234.0 sq. feet)



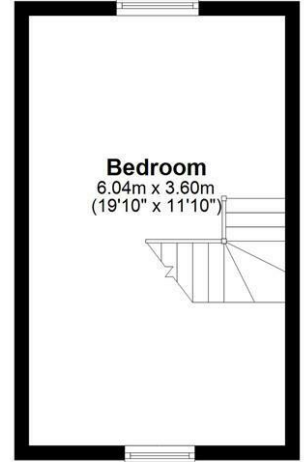
Ground Floor
Approx. 21.7 sq. metres (234.0 sq. feet)



First Floor
Approx. 21.7 sq. metres (233.1 sq. feet)



Second Floor
Approx. 21.7 sq. metres (234.0 sq. feet)

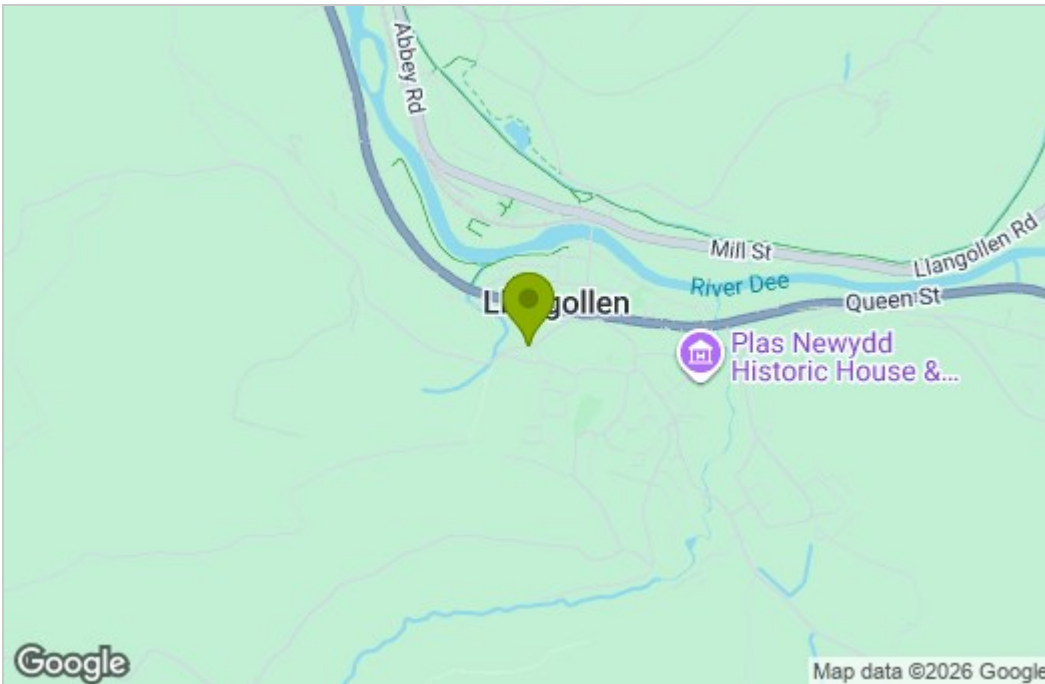


Total area: approx. 86.9 sq. metres (935.3 sq. feet)

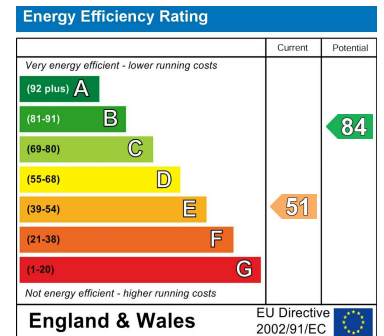
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Helyg, *

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.