

# Wingetts

More than just estate agents



## 40 Market Street

Llangollen, LL20 8PS

Price £149,950



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## 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 and transport links provide easy daily commuting to major commercial and industrial centres throughout the area.

## Accommodation

Composite entrance door with glazed panels opens into:-

### Lounge

3.41 x 4.18

UPVC double glazed window to front, ornamental fire place, cupboard housing main gas/electric, wood flooring and door to:

### Kitchen/Breakfast Room

2.03 x 4.18

Fitted with a range of base and wall units complimented by work surface areas incorporating stainless steel sink unit, drainer and mixer tap over. Electric hob with oven/grill below, space for washing machine and dryer, space for fridge/freezer, cupboard housing the wall mounted "Ariston" gas combination boiler, extractor, part tiled walls, radiator, quarry tiled floor, UPVC external door.

### On The First Floor

Stairs rise from the lounge to the first floor landing with useful airing cupboard, ceiling hatch to roof space and doors off to all rooms.

### Bedroom One

7'10" x 13'6" (2.41 x 4.14 )

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

### Bedroom Two

6'6" x 7'10" (2.00 x 2.41)

Versatile room, currently used as home office with UPVC double glazed window to side, radiator.

### Bathroom

Bath with electric "Triton" shower over, wash hand basin, w.c, radiator, UPVC double glazed window to side.

### Outside

There is a shared rear courtyard and private shed.

### Notes

Works carried out -

New roof installed in 2016

Chimney repaired & rendered in K-Rend

(30 year warranty from July 2016)

Property is rendered with K-Rend

(30 year warranty from July 2016)

Double glazed windows

(10 year insurance backed guarantee from May 2016)

Damp Proof Course installed

(20 year guarantee from Oct 2015)



## Road Map



## Hybrid Map



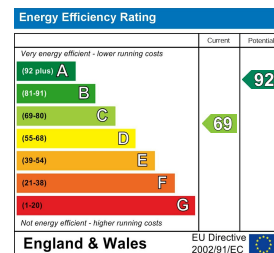
## Terrain Map



## Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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