



90 Pengwern

Llangollen, LL20 8AU

Price £230,000



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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

Canopy porch with wall either side leads to the entrance door, which opens into:-

Entrance Hall

Stairs rising to the first floor, doors off to all rooms.

Lounge

Dual aspect lounge with UPVC double glazed windows overlooking both the front and rear gardens, wood burner on tiled hearth with Oak mantle above, TV aerial point and radiator.

Open Plan Kitchen/Diner

A light and airy room with 3 windows offering a good degree of natural light. Well appointed modern fitted kitchen comprising a range of high gloss Grey base and wall units complimented by work surface areas incorporating Grey sink unit and drainer, mixer tap and window above overlooking the rear garden. Integrated induction hob with extractor above, integrated oven and grill, plumbing for washing machine, space for dryer, large fitted high rise table/breakfast bar, tiled floor, radiator and door to garden.

On The First Floor

Stairs rise from the hallway to the first floor landing with UPVC double glazed window to rear, useful storage cupboard housing the BAXI gas combi boiler, ceiling hatch to roof space and doors off to all rooms.

Master Bedroom

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

Bedroom Two

Double bedroom with UPVC double glazed window to rear, valley and woodland views beyond, radiator.

Bedroom Three

Another double bedroom with UPVC double glazed window to front, radiator.

Bathroom

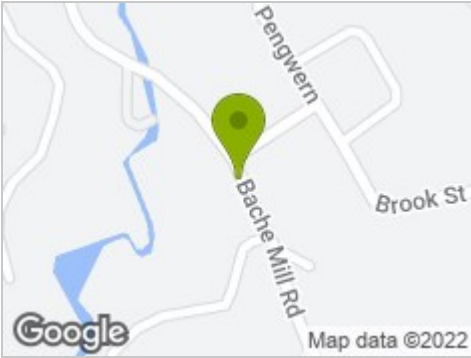
Well appointed with bath having shower over and glass screen, w.c, wash hand basin, window to rear and fully tiled walls.

Outside

Private drive to front with ample parking, side gate to the sunny aspect rear garden which has a paved patio area ideal for outdoor dining with steps down to lawned garden and fence beyond. Shed to side.



Road Map



Hybrid Map



Terrain Map



Floor Plan



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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