



29 Pengwern, Llangollen, LL20 8AT
Price £240,000

A three bedroom semi detached house situated in sought after residential location. The property has the benefit of a gas combination boiler and UPVC double glazing throughout. Impressive stone resin drive to front offering parking for 4 vehicles. The accommodation briefly comprises porch, welcoming entrance hall, lounge, dining room and kitchen with utility area. Three bedrooms and shower room. The sunny aspect and spacious rear garden is a particular feature with summer house. 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

Porch with sliding doors leads to UPVC entrance door opening into:-

Entrance Hall

Welcoming entrance hall with UPVC double glazed window to side, stairs rising to the first floor, useful understairs store cupboard with mains fuse board, radiator.



Lounge

Spacious lounge with large UPVC double glazed window to front, brick fire surround with fire inset, radiator.

Dining Room

UPVC window overlooking the rear garden, brick fireplace with inset fire, radiator, sliding door to:-

Kitchen

Fitted base and wall units with work surface areas incorporating sink unit with UPVC double glazed window above. "Belling" cooker with extractor over, integrated dishwasher, UPVC double glazed window to side. Utility area with plumbing for washing machine, UPVC external door.



On The First Floor

Stairs rise from the entrance hall to the first floor landing with UPVC double glazed window to side, loft hatch to roof space, doors of to all rooms.

Bedroom One

Built in wardrobes, built in bedside units with over bed storage, UPVC double glazed window to front, radiator.

Bedroom Two

Built in wardrobes & dressing table, UPVC double glazed window to rear with far reaching views, radiator.

Bedroom Three

Built in bed base with storage under, UPVC double glazed window to front, radiator.

Shower Room

Shower enclosure with electric "Triton" shower, w.c, wash hand basin, heated towel rail, UPVC double glazed window to rear.. Airing cupboard housing the "Worcester" combination boiler.



Outside

Impressive stone resin driveway to front offering ample parking with stocked borders and side gate into the rear garden. A spacious and sunny aspect rear garden with a continuation of the stone resin to large patio area housing the summer house, lawned area and further stone resin patio, shed. The garden is enclosed for a safe family environment.



Floor Plan



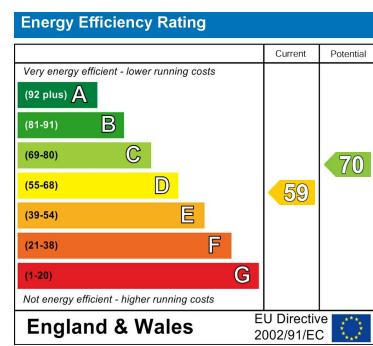
Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

29 Pengwern

Area Map



Energy Efficiency Graph



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