

**38 Bishops Walk, Llangollen, LL20 8RZ**

**Price £625,000**

A bespoke four double bedroom/three bathroom detached family home set on the banks of the River Dee and on a level walking distance into Llangollen town. The property has undergone an extensive renovation and has been extended by the current vendors to create an impressive family home which has been finished to an exceptional standard. The accommodation briefly comprises entrance hall, open aspect lounge/diner & kitchen/breakfast room, utility, w.c, ground floor bedroom with en-suite. The first floor has a master bedroom suite of dreams with four piece bathroom and walk in dressing room (bedroom 5), two further double bedrooms and a family bathroom. Externally the sunny aspect rear garden provides a tranquil setting alongside the river, with purpose built Oak Gazebo, balcony over the river, lawned garden and stocked borders. Home office, garage/workshop, private drive with ample parking. 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

Pillared entrance porch with composite entrance door and glazed panels either side opens into:-

### Entrance Hall

Welcoming entrance hall, useful under stairs storage cupboard, stairs off to the first floor, tall radiator.

### Lounge 14'6" x 12'10" (4.44 x 3.92)

Dual aspect lounge with large bay window to side offering delightful views over the river, air conditioning unit, window to front, tall radiator, spot lights to ceiling and sliding pocket doors which give an open aspect into:-

### Dining Area 11'5" x 9'5" (3.50 x 2.88)

Open aspect into the kitchen with sliding patio doors opening onto the riverside balcony, tall radiator and spotlights to ceiling.

### Kitchen/Breakfast Room 11'5" x 17'10" (3.50 x 5.44)

A well appointed kitchen/breakfast room fitted with an extensive range of base and wall units complimented by Granite work surfaces and hosting a range of "Bosch" integrated appliances to include, induction hob with extractor over, fridge/freezer, additional under counter freezer, oven/grill and microwave. Island with double sink and mixer tap over, integrated dishwasher, additional storage and breakfast bar. Bay window from which to admire the riverside setting, under floor heating, air conditioning unit, sliding patio doors open into the rear garden, spotlights to ceiling and door to:-

### Utility 5'10" x 12'11" (1.80 x 3.95)

Plumbing for washing machine, space for dryer, "Franke" sink unit with work surface and window above. Wall mounted "Worcester" condensing boiler, additional storage/broom cupboard and control cupboard for CCTV/alarm system, mains electric board, under floor heating and external door to side.

### Ground Floor W.C

W.C, wash hand basin, heated towel rail, part tiled walls and window to side.

### Ground Floor Bedroom Suite / Bedroom Four 7'10" x 12'4" (2.40 x 3.77)

Double bedroom with window to front, radiator, spotlights to ceiling and door to:-

### En-Suite

Walk in shower enclosure with mains shower, w.c, wash hand basin with drawers below, heated towel rail, fully tiled walls and floor, wall mounted mirror, extractor, window to side.

### On The First Floor

Oak staircase with glass balustrade rises from the hallway to the first floor landing, ceiling hatch to loft space with fitted ladder (fully boarded and complete new loft insulation to building regulation standards) doors of to all rooms.

Cupboard housing the unvented hot water cylinder, Pocket door on landing can operate bedroom three along with the family bathroom for guest use.

### Master Bedroom Suite 11'7" x 13'0" (bedroom only) (3.54 x 3.97 (bedroom only) )

An impressive master suite with four piece en-suite bathroom and walk in dressing room. The dual aspect bedroom offers views over the river to both front and side, fitted black out remote control blinds, fitted wardrobes, spotlights to ceiling, air conditioning unit, radiator and doors off.

### En-Suite Bathroom

A stunning suite comprising deep oval bath, walk in shower enclosure with mains shower, w.c, bidet, wash hand basin with drawers below, fully tiled walls and floor, two heated towel rails, window to side.

### Dressing Room / Bedroom Five

Fitted range of two tier rails, shelving and drawers, two windows to front.

Potential for Fifth bedroom if required with access from landing.

### Bedroom Two 11'5" x 12'11" (3.50 x 3.95)

Dual aspect with lovely views over the river and rear garden, fitted black out remote control blinds, two built in wardrobes, air conditioning unit, radiator and spotlights to ceiling.

### Family Bathroom

Bath with shower over, w.c, wash hand basin with drawers under, heated towel rail, window to side, extractor fan, spotlights to ceiling, fully tiled walls and floor.

### Bedroom Three 10'10" x 9'10" (3.32 x 3.00)

Window to rear overlooking the rear garden and river beyond, fitted black out remote control blinds, fitted wardrobes and shelved cupboard, radiator, spotlights to ceiling.

### Outside

Approached via the private driveway leading to the front entrance, electric gates to rear and offering ample parking. The extensive sunny aspect rear garden offers a tranquil setting with the River Dee running alongside, brick edged resin stone terrace and path, lawned garden with stocked borders, riverside access, feature Oak Gazebo with motorised screens providing an ideal outdoor entertaining area all year round, composite decked balcony with glass railing from which the admire the views. Feature up lighting and down lighting throughout the garden and to the riverbank. Summer house, 3m x 4.2m garden shed, stock of apple and pear trees.

### Office

Bespoke built office with FTTP fibreoptic internet having UPVC entrance door and window overlooking the river and garden.

### Garage/Workshop

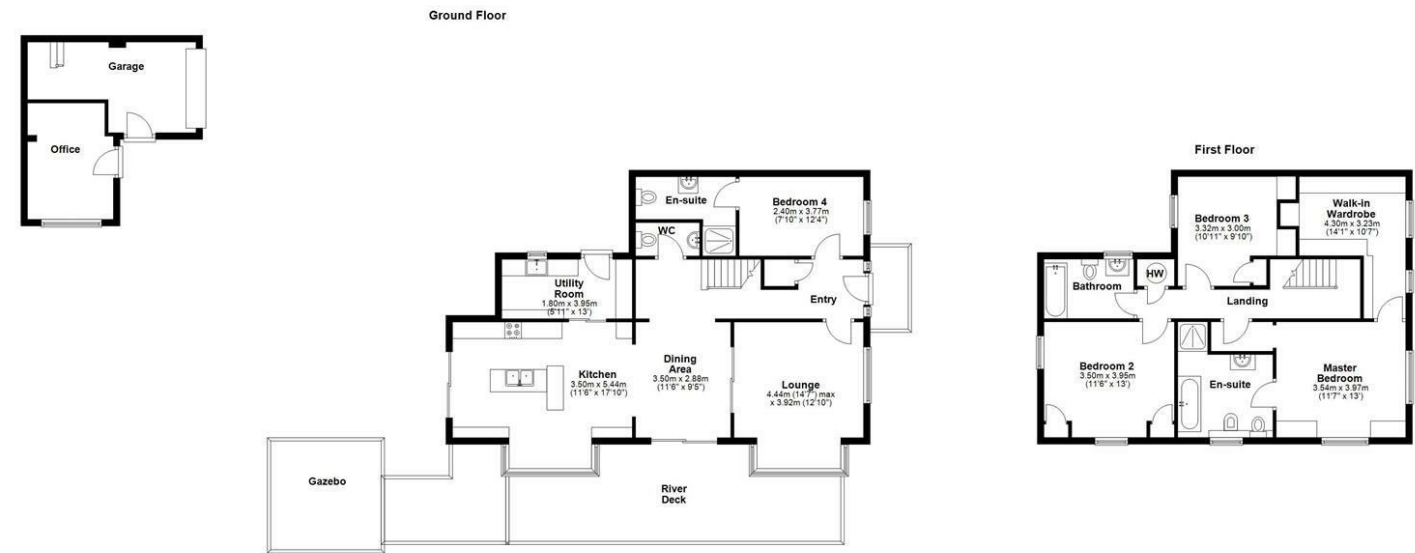
Workshop area with electric up and over door to front, personal side door and large storage above, power and lighting laid on.

### Agents Notes

Complete re-wire and plumbing throughout, new foul and surface water drainage system externally.

Security alarm system, six wired CCTV cameras with DVR, PIR activated security lighting, FTTP fibreoptic internet service, electric gates with remote control and keypads, Panasonic PABX telephone system.

Floor Plan

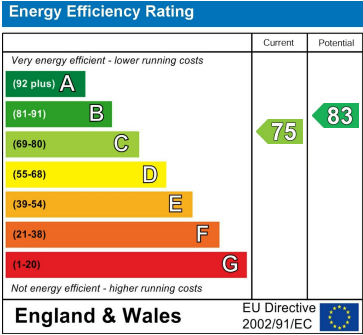


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 01978 355 957. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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