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# Wingetts

More than just estate agents

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**11 Park Avenue, Llangollen, LL20 8AF**

**Price £259,950**

A well-proportioned three-bedroom semi-detached house, occupying a generous corner plot within the popular residential cul-de-sac of Park Avenue. The property is ideally located within walking distance of the sought-after tourist town of Llangollen and offers direct access to the picturesque Riverside Park. Benefitting from a large, sunny aspect rear garden and private driveway, the accommodation briefly comprises: entrance hall, ground floor wet room, lounge, kitchen, dining room, and a spacious conservatory. To the first floor are three bedrooms, a bathroom, and a separate WC. Offered for sale with no onward chain, the property must be viewed to fully appreciate its excellent setting and potential.

### Location

Park Avenue is a sought after residential area offering direct access onto the picturesque Riverside Park. Llangollen provides a convenient residential location renowned for its 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

Composite entrance door with glazed panel and canopy over opens into:-

### Entrance Hall

Welcoming entrance hall with turned staircase to the first floor and radiator.

### Lounge

Featuring a walk-in uPVC double-glazed bay window to the front elevation, providing an excellent degree of natural light. Gas fire set within surround and radiator.

### Dining Room

Spacious, versatile room with gas fire in decorative surround and radiator. Double-glazed sliding patio doors lead to:

### Conservatory

A superb addition to the property, the large conservatory enjoys a delightful outlook over the rear garden and surrounding hills. Featuring a tiled floor, radiator, and central ceiling fan, the space is both comfortable and versatile, with double doors opening directly onto the garden.

### Kitchen

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap and uPVC double glazed window above overlooking the rear garden. Gas hob with extractor above, electric oven and grill, plumbing for washing machine, space for fridge freezer, side door opening into the garden.

### Ground Floor Wet Room

Appointed with an electric shower, WC, and wash hand basin, the room features easy-clean wall panelling for convenience. A window to the side elevation and extractor fan for ventilation.

### On The First Floor

Front-facing window, turned staircase to first floor, loft hatch with pull-down ladder, and doors to all rooms.

### Bedroom One

A well-proportioned double bedroom with a window to the front elevation, fitted mirror-fronted

wardrobes, cupboard housing the Worcester combination boiler and radiator.

### Bedroom Two

A well-proportioned double bedroom to the rear, enjoying attractive views over the garden and surrounding hills, radiator.

### Bedroom Three

Window to rear, radiator.

### Bathroom

Comprising a bath with shower over and side screen, wash hand basin, tiled walls, window to the front elevation and radiator.

### W.C

Separate W.C

### Outside

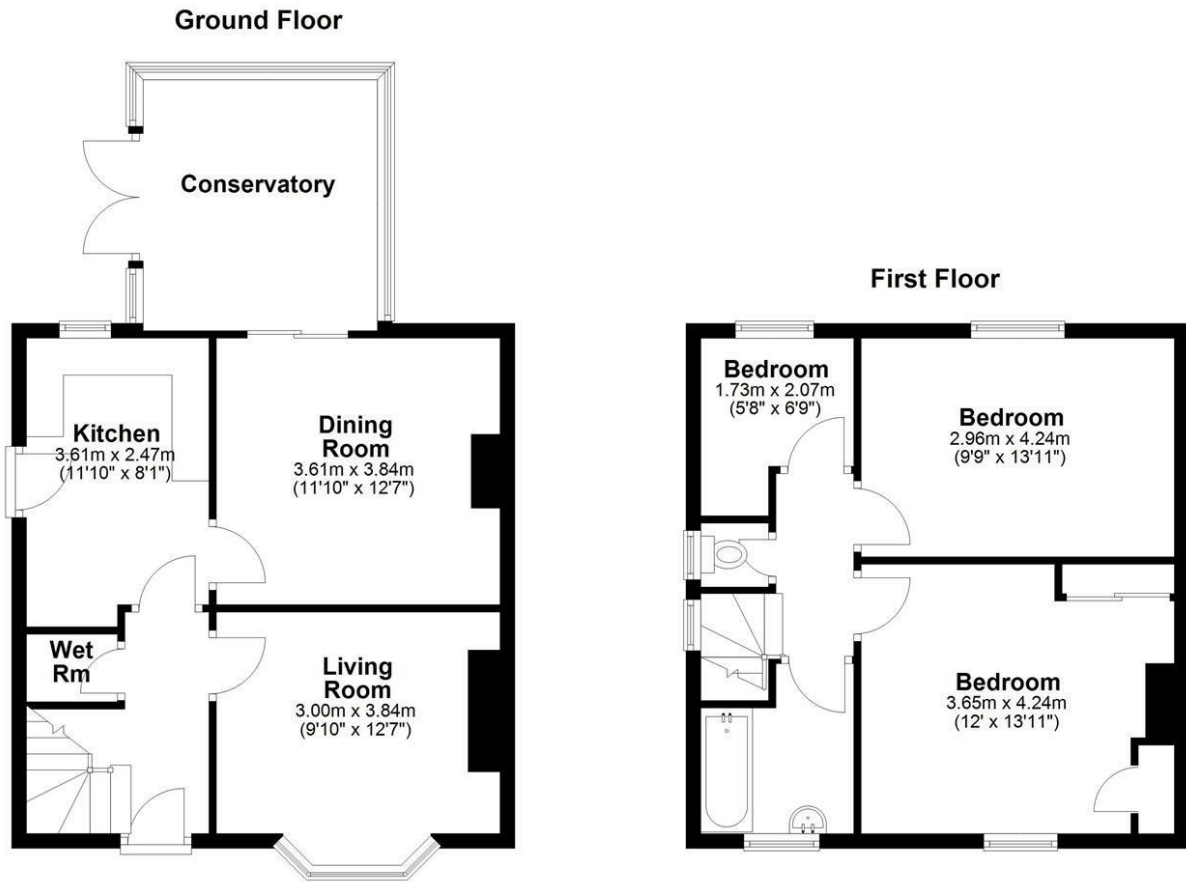
The property is approached via a tarmacked driveway to the front, providing off-road parking for 2-3 vehicles. A gated entrance leads to the delightful rear garden, enjoying a spacious and sunny aspect. The garden features generous patio areas, a large lawn with mature shrubs, and a brick-built store with power and lighting. Fully enclosed, it offers a safe and private environment ideal for families. Additional benefits include an external power supply, making it perfect for outdoor entertaining and relaxation.



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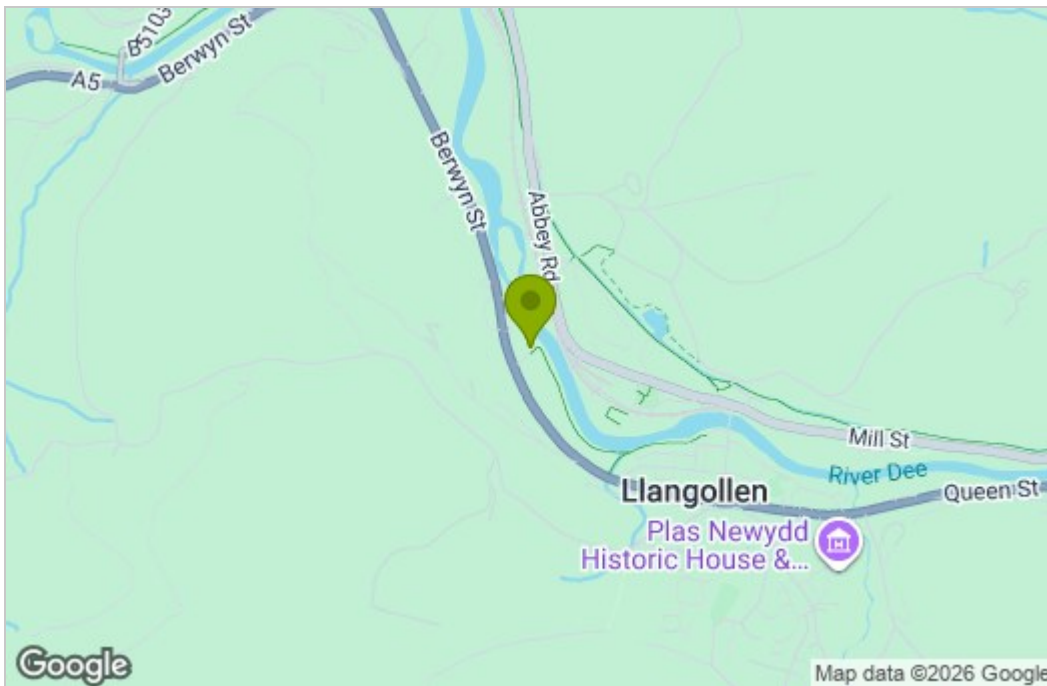
## Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate.  
 Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).  
 Direct Dial 07973 205 007.  
 Plan produced using PlanUp.

### 11 Park Ave KAD

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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