

Wingetts

More than just estate agents



1 White Lion Square, Llangollen, LL20 8SG

Price £259,950

A well-presented and generously proportioned three double bedroom family home ideally situated within level walking distance of the town centre and its wide range of amenities. The property enjoys attractive views over the River Dee to the side and benefits from off-road parking, making it an excellent choice for families or those seeking convenient town living. The well-planned accommodation briefly comprises an entrance hall, a modern fitted kitchen, a spacious and welcoming family lounge with a dining room leading off, three well-proportioned double bedrooms, and a stylish family bathroom. This appealing home offers both space and a convenient location, and early viewing is highly recommended to fully appreciate everything it has to offer.

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

UPVC entrance door with canopy over and welcome light opens into:-

Entrance Hall

Stairs rise to the first floor, useful store cupboard, radiator and door to:-



Kitchen 12'5" x 10'9" (3.79 x 3.29)

Fitted with a range of cream-fronted base and wall units complemented by wood work surfaces incorporating a sink unit with mixer tap and window above. Appliances include a gas hob with stainless steel extractor over, electric oven and grill, and an integrated fridge/freezer. There is plumbing for a washing machine, along with a feature beam with storage unit below, ceiling spotlights, tiled flooring, useful under stairs storage cupboard, TV point, and a wall-mounted Worcester gas combination boiler.



Lounge 16'10" x 15'5" (5.14 x 4.71)

Spacious family lounge filled with natural light from a large double-glazed window. Featuring an electric fire set within a surround, TV point, wall lights with matching central ceiling light, and a useful understairs storage cupboard, radiator. Archway leading to:

Dining Room 9'10" x 15'5" (3.00 x 4.71)

Versatile room leading from the lounge, featuring a double-glazed window to the front, matching ceiling and wall lights, and a radiator.



On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to all rooms.

Bedroom One 12'4" x 15'5" (3.77 x 4.71)

Feature ornamental fireplace with beam over, double glazed window to front, useful storage to eaves, radiator.

Bedroom Two 10'6" x 11'7" (3.21 x 3.55)

Velux roof window, loft hatch to roof space, radiator.

Bedroom Three 10'1" x 15'6" (3.08 x 4.73)

This bright room is filled with natural light from a front-facing double-glazed window, offering far-reaching views over the River Dee and the surrounding valley, Velux window and a radiator.



Bathroom

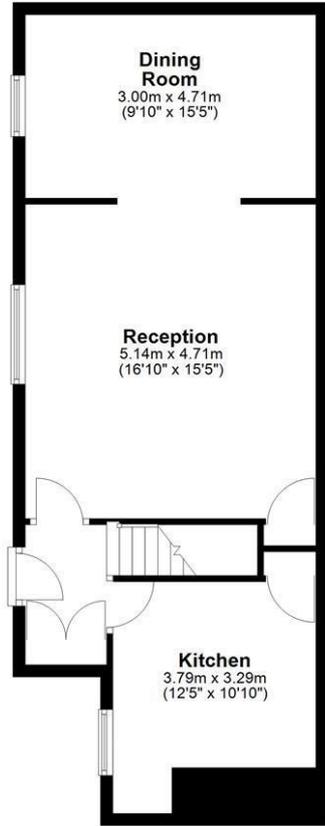
Stylish family bathroom comprising free standing bath, shower enclosure with electric shower, w.c, wash hand basin, Velux window, full length fitted mirror, radiator.

Outside

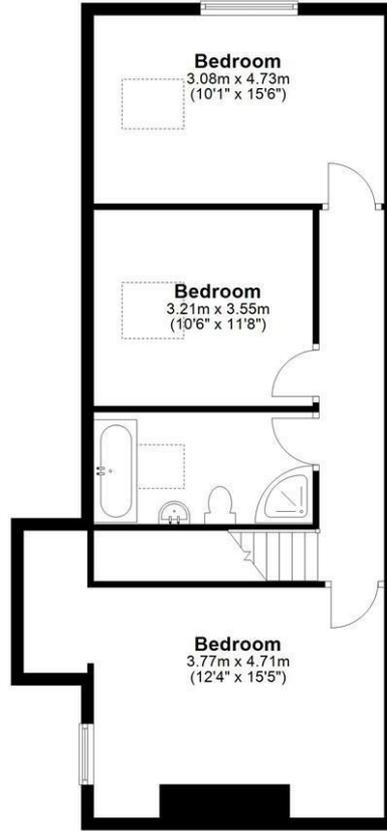
Gated entrance leads to the brick paved drive with parking.

Floor Plan

Ground Floor



First Floor

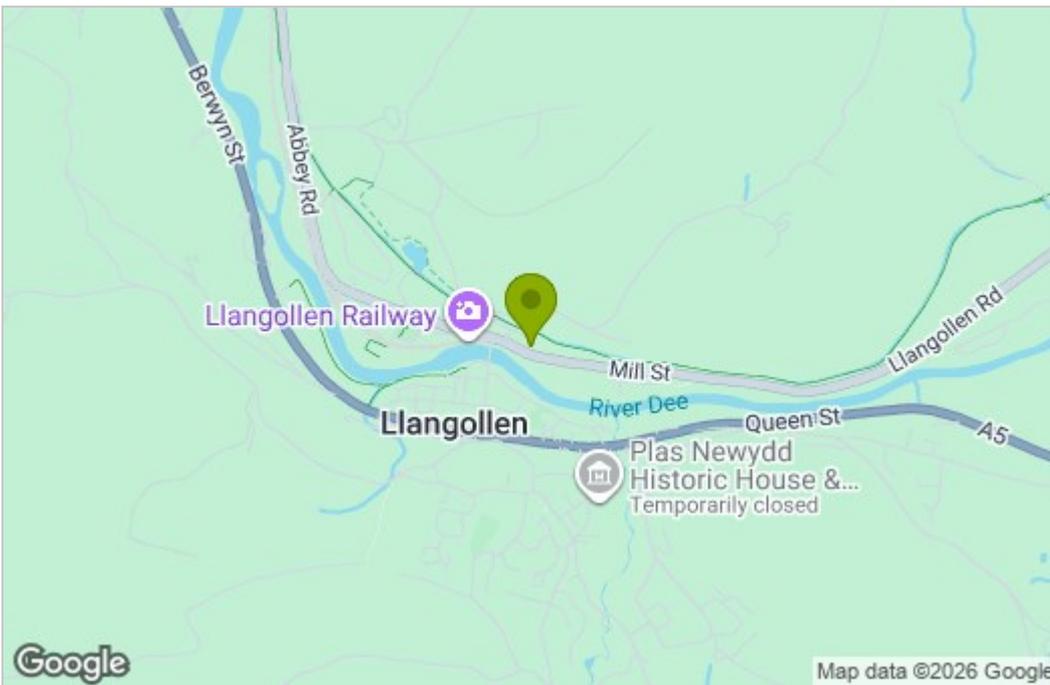


Total area: approx. 122.6 sq. metres (1319.6 sq. feet)

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

1 White Lion Square

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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.