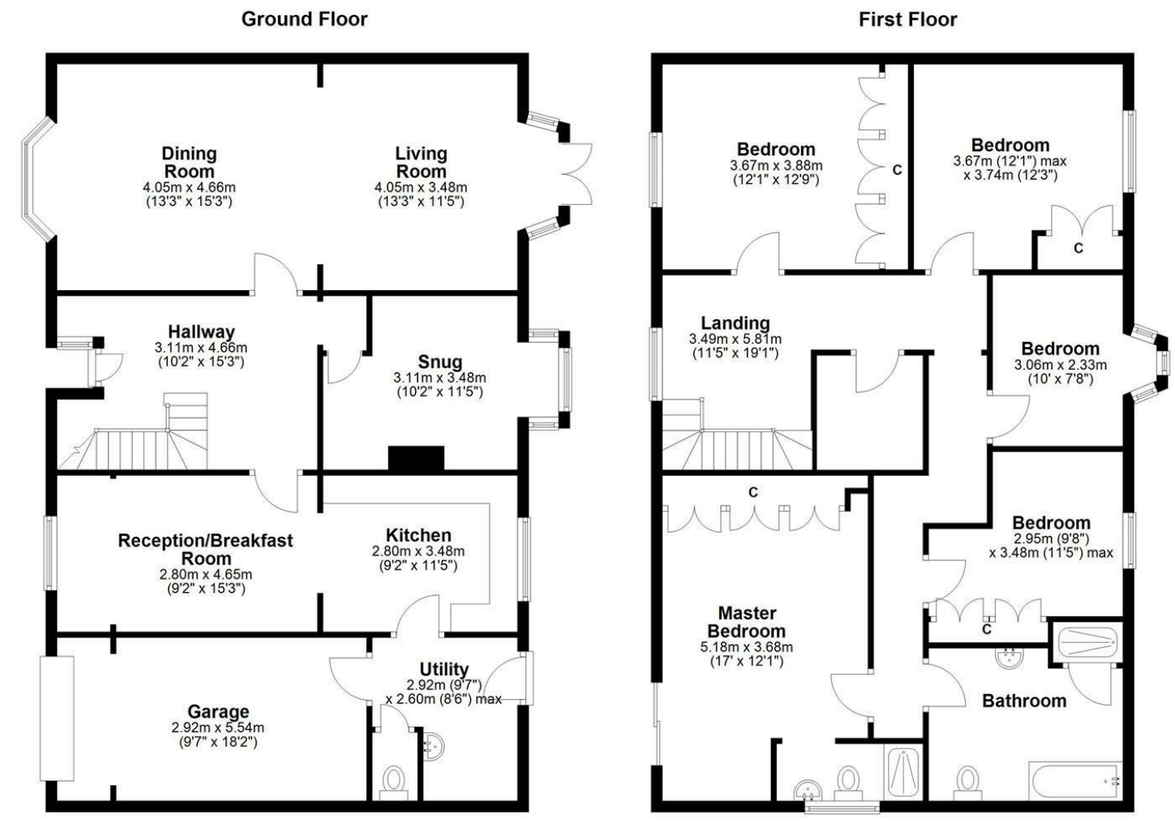




Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



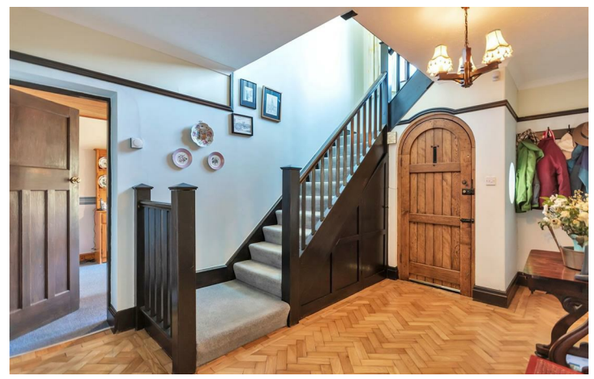
Tower Road, Llangollen, LL20 8TE

Price £549,950









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Wingetts

Description

An impressive five-bedroom detached family home offering spacious and highly versatile accommodation, ideally situated within walking distance of the town's amenities. This exceptional property enjoys breath taking views from every room. To the front, take in the rolling Welsh hills, canal and river, while to the rear, uninterrupted views of Castell Dinas Bran provide a truly spectacular backdrop. The generously proportioned accommodation briefly comprises a welcoming entrance hall, an open-plan lounge/dining room, a cosy snug, a reception/breakfast room, well-appointed kitchen, utility room, cloakroom/WC, and integral garage. A turned staircase rises to the first-floor landing, where elevated front-facing views continue to impress. There are four double bedrooms, a family bathroom, and a superb master suite complete with en-suite facilities and a private balcony – the perfect spot to relax and admire the stunning surroundings. Externally, the property benefits from a private driveway and established front garden. The large, sunny rear garden offers a wonderful space for outdoor living and entertaining, featuring stocked borders, a rockery, lawned areas, summer house, greenhouse, and patio seating areas. A rare opportunity to acquire a beautifully positioned family home with outstanding views and generous living space throughout.









Accommodation
Covered entrance porch with attractive chapel style entrance door opens into:-

Entrance Hall
10'2" x 15'3"
Spacious and welcoming entrance hall with parquet flooring, cloaks area, window to side, staircase rising to the first floor and doors off to all rooms.

Open Aspect Living & Dining Room
Large family space with a good degree of natural light with windows to front and rear.

Living Room
13'3" x 11'5"
Exposed stone feature to wall with gas fire and shelving, patio doors open into the rear garden with windows to either side, radiator.

Dining Room
13'3" x 15'3"
Large walk in bay window with lovely views of the welsh hills, two radiators.





Snug
10'2" x 11'5"
Charming room with exposed stone feature wall with gas fire and Oak beam over, large walk in window overlooking the rear garden.

Reception/Breakfast Room
9'2" x 15'3"
Versatile room with large window to front offering far reaching views, radiator.

Kitchen
9'2" x 11'5"
Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with drainer, window above overlooking the rear garden with views beyond. Electric hob, oven and grill, plumbing for dishwasher, space for fridge freezer, door to:-

Utility
Plumbing for washing machine, space for dryer, wash hand basin, wall mounted "Valliant" gas boiler, mains electric board, door to rear garden, ground floor W.C and internal door to:-

Garage
9'6" x 18'2"
Up and over door to front, window to side, power and lighting laid on.

On The First Floor
The impressive turned staircase rises from the entrance hall to the first floor landing with oversized window offering far reaching views over the valley and River Dee, ceiling hatch.

Bedroom
12'0" x 12'8"
Large window to front offering delightful views, built in wardrobes, radiator.

Store
Versatile space, water tank within airing cupboard, work surface area and cupboards below.

Bedroom
12'0" x 12'3"
Window to rear with views, built in wardrobe, radiator.

Bedroom
10'0" x 7'7"
Walk in bay window with direct views of Castell Dinas Bran, radiator.

Bedroom
9'8" x 11'5"
Window to rear with far reaching views, built in wardrobe, radiator.

Family Bathroom
Bath, shower enclosure with electric shower, w.c, wash hand basin, window to rear, heated towel rail.

Master Bedroom Suite
16'11" x 12'0"
Spacious master bedroom with built in wardrobes, sliding patio doors open onto the balcony from which to admire the setting with views overs the canal, river and hills beyond.
En-suite with shower enclosure, w.c and wash hand basin.

Outside
The property is approached via a private driveway providing ample off-road parking and leading to the integral garage. The established front garden features a patterned lawn with well-stocked borders, creating an attractive first impression. A particular highlight of the home is the sunny, rear garden, thoughtfully designed with a layered layout. This wonderful outdoor space includes a stocked rockery, lawned areas, patio seating areas ideal for entertaining, a summer house, vegetable plot, fruit trees, greenhouse and a garden shed to the side. An outside tap adds further practicality.





