
Wingetts

More than just estate agents



The Chalet Horseshoe Pass, Llangollen, LL20 8DW

Price £325,000

A bespoke stone cottage situated in a slightly elevated position just off the Horseshoe Pass commanding panoramic views over the Welsh hills from its well designed balcony's and garden. The property briefly comprises open plan kitchen/lounge with balcony off, two bedrooms, spacious bathroom & separate shower room. Large balcony to rear with covered seating area, large home office/summer house, BBQ area, lawned garden and parking. Lockable compound with additional parking for up to 4 vehicles and storage. NO CHAIN

Location

The Chalet is located in an elevated position close to the Llangollen entrance of the popular Horseshoe Pass and Britannia Inn. Famous for the breath taking views amongst holiday makers, walkers and keen cyclists and yet only a short distance from the tourist riverside town of Llangollen with its wide variety of interesting shops, restaurants and pubs and enjoying good communication links to the major commercial and industrial centres of the region.

Directions

From our Llangollen office proceed towards the bridge turning left onto Abbey Road in the direction of the Horseshoe Pass, passing Vale Crucis Abbey on the right hand side. On turning into the Britannia Inn, take the left hand lane up the hill where the property will be observed.

Accommodation

Entrance door opens into hall with steps down to:-

Bedroom Two 7'7" x 14'10" (2.33 x 4.53)

Versatile room with doors opening into the garden, wall mounted thermostatically controlled electric heater, beams to ceiling.

Bathroom 10'5" x 11'2" (3.20 x 3.42)

Corner bath with shower take off, w.c, wash hand basin, mirror fronted store/wardrobes, tiled walls, extractor and double doors to:-

Master Bedroom 11'8" x 8'7" (3.58 x 2.64)

Enjoying a sunny dual aspect and far reaching views with double doors opening onto the side balcony, wall mounted thermostatically controlled electric heater.

On The First Floor

Stairs from the hallway rise to the first floor.

Open Plan Lounge/Kitchen 14'8" x 14'10" (4.48 x 4.53)

Open plan lounge with kitchen area having base and wall units, sink unit, electric oven and hob with extractor above. The lounge area has a multi fuel burner and patio doors opening onto the front balcony from which to admire the far reaching views, wall mounted thermostatically controlled electric heater Useful store area to eaves.

Shower Room

Shower enclosure with mains shower, w.c and wash hand basin.

Outside

The gardens and balcony's offer panoramic views over the valley, front balcony off lounge, side balcony offers a tranquil setting that can be used all year round with covered patio area, outside gym area and accessible off the master bedroom. The garden is mainly laid to lawn with established borders and BBQ area. Parking bay for one car with guest parking onsite. Useful shed to rear.

Home Office/Summer House

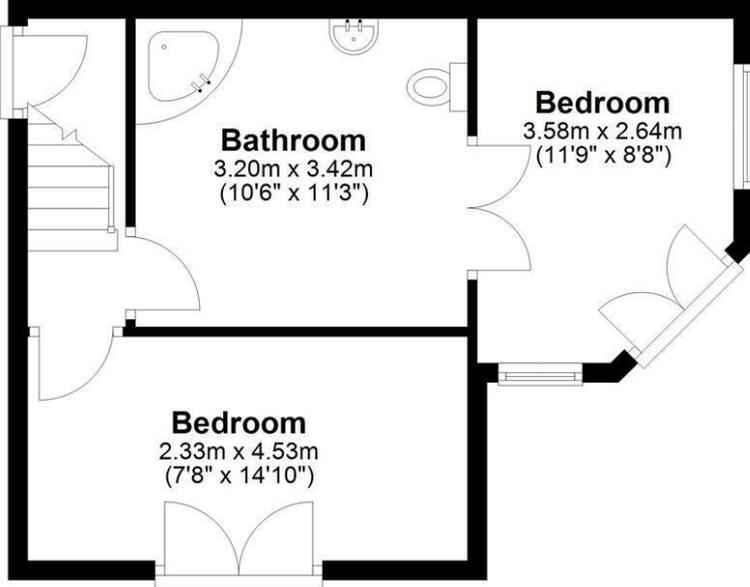
Insulated with power and lighting.



Floor Plan

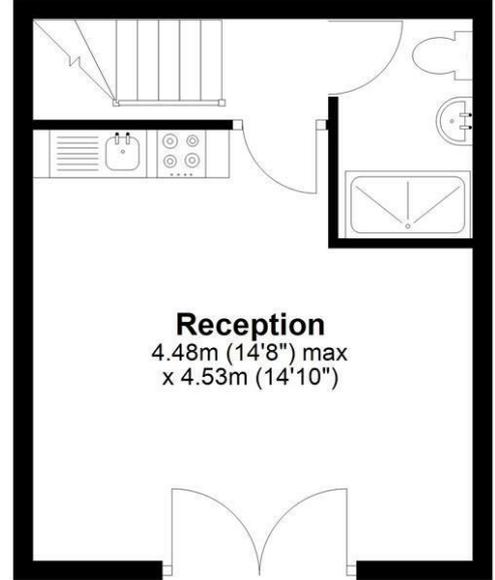
Ground Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.7 sq. feet)

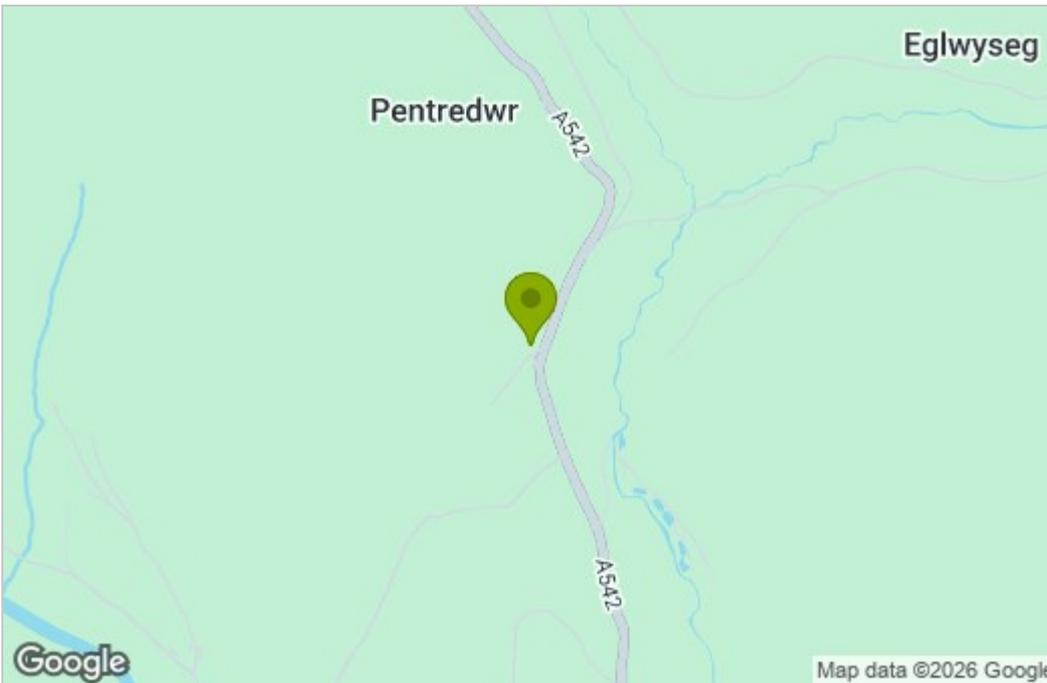


Total area: approx. 60.1 sq. metres (646.4 sq. feet)

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.

The Challet KAD, *

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.