

# Wingetts

More than just estate agents



## White Oaks, 3 Wern Road, Llangollen, LL20 8DU

**Price £360,000**

A rare opportunity to acquire a spacious four double bedroom detached dormer bungalow set within a generous plot in a highly desirable location, with a beautiful south-facing rear garden directly adjoining the Llangollen Canal. Enjoying far-reaching views across the picturesque town of Llangollen, this property offers exceptional potential to create a truly outstanding family home. The property provides well-proportioned and versatile accommodation throughout. While some modernisation is required, this presents an exciting opportunity for buyers to update and personalise the home to their own style and specification. The ground floor comprises a welcoming entrance hall leading to a spacious lounge filled with natural light and enjoying elevated views, a separate dining room, and a kitchen with side lobby. There are also two generous double bedrooms on the ground floor along with a shower room. To the first floor are two further double bedrooms and shower room. Externally, the property continues to impress. A gated driveway to the front provides ample off-road parking and leads to a carport and detached garage with inspection pit. The established front garden is complemented by an additional lawned area which could offer potential for further parking if desired. The true highlight of the home is the sunny south-facing rear garden, offering a private and tranquil setting with stunning views over Llangollen, perfect for relaxing or entertaining. Offered for sale with no onward chain, this is a fantastic opportunity to secure a property with space, views, and outstanding potential.

### Location

Located in a highly sought-after residential area, within easy walking distance of the town centre and beautifully adjoining the picturesque Llangollen Canal. The historic town of Llangollen offers an excellent range of local amenities including independent shops, cafés, restaurants, primary and secondary schools, and a variety of leisure and social facilities. The town is widely renowned for its picturesque setting on the banks of the River Dee, surrounded by beautiful countryside. Excellent transport links are available via the A5 road UK and A483 road UK trunk roads, providing convenient access for daily commuting to major commercial and industrial centres to the north and east. To the west lies the stunning Snowdonia National Park, offering spectacular scenery and a wealth of outdoor activities.

### Accommodation

Double sliding patio doors open into an enclosed porch area, providing access to the main entrance door.

### Entrance Hall

Welcoming "L" shaped entrance hall with stairs rising to the first floor and doors off to all rooms.

### Kitchen

Fitted with a range of base and wall units with work surface areas incorporating sink unit with bay window above featuring decorative panels, space for cooker with stainless steel extractor hood above, plumbing for washing machine, original serving hatch.

### Side Lobby

Useful store cupboard housing the wall mounted gas combination boiler, external door.

### Lounge

Bright and spacious lounge with a large rear-facing double-glazed window enjoying attractive garden and town views. A side door provides direct garden access, with an additional side window enhancing natural light. The lounge features an electric fire with surround and built-in units, along with a radiator. Double doors open into:-

### Dining Room

Spacious family dining room enjoying a sunny south-facing aspect, flooding the room with natural light and offering pleasant views over the garden, radiator.

### Bedroom One

Bright and airy bedroom featuring a large rear-facing window with pleasant garden views, fitted wardrobes, and radiator.

### Bedroom Two

Front facing bedroom with a charming feature bay

window and decorative panels, complemented by a fitted wardrobe and two radiators.

### Shower Room

Shower enclosure with electric shower, W.C, wash hand basin, radiator, two front facing windows, fully tiled walls and floor.

### On The First Floor

Stairs rise from the hallway to the first floor landing with dormer window to front.

### Bedroom Three

Bright dual-aspect room featuring dormer windows to both front and rear, the rear enjoying spectacular far-reaching views across Llangollen, radiator.

### Bedroom Four

Generous double bedroom featuring a dormer window with attractive views over the tree-lined frontage, complemented by practical store cupboards and a radiator.

### Shower Room

Shower enclosure, w.c, wash hand basin, extractor.

### Outside

The property is approached via double gates leading onto a driveway, which continues to a covered carport. The front garden is mainly laid to lawn with mature shrubs and a hedge to the front boundary, there is an additional lawned area opposite, offering potential for further parking. The generous south-facing rear garden is a particular feature of this property with a lawned area and patio, perfect for relaxing or entertaining while enjoying views over the Llangollen Canal and beyond. A lower-tiered garden contains mature shrubs and a useful store unit, while a side patio leads to a summer house with UPVC windows and door. A detached garage with inspection pit is also included, with power and lighting laid on.

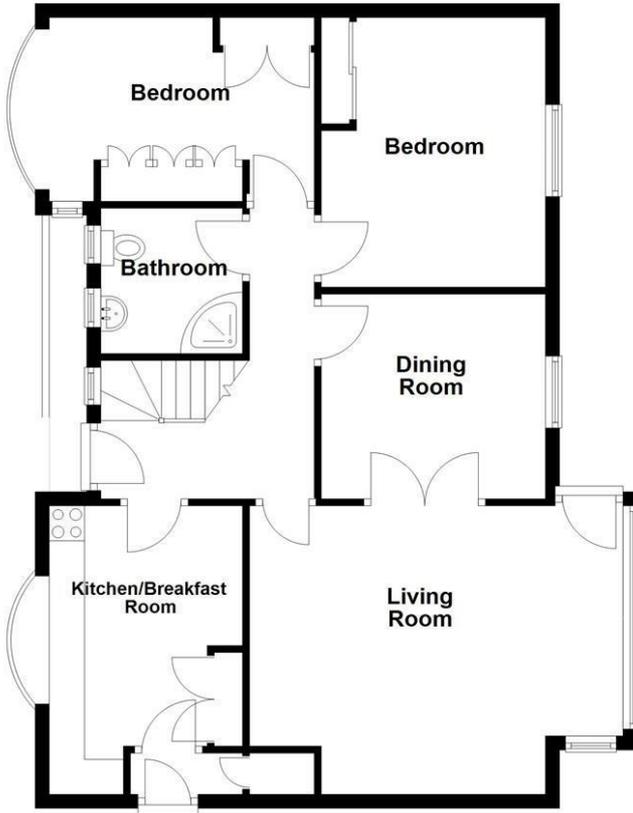


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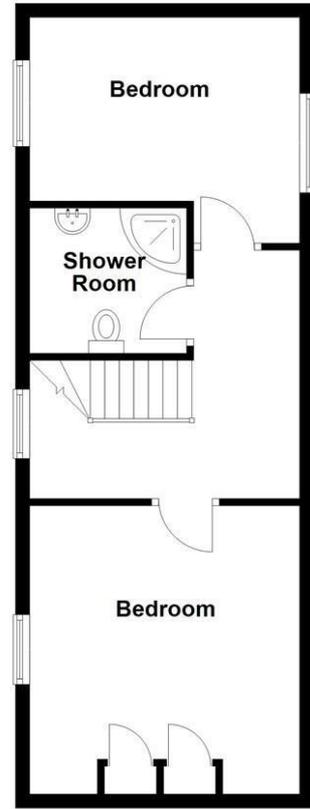


# Floor Plan

**Ground Floor**



**First Floor**



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

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.

**3 Wern Road KAD**

# Area Map



# Energy Efficiency Graph

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

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