

Wingetts

More than just estate agents



, Pentre, LL14 5AW

Price £699,950

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Location

Situated only a short drive from the A5, Pentre is a pretty hamlet that enjoys a countryside feel and yet has an excellent range of shopping facilities and social amenities nearby within the small town of Chirk. Local attractions include the National Trust property of Chirk Castle and the Aqueducts that offers spectacular scenery. Located between Oswestry and Wrexham there are excellent road links to the major commercial and industrial centres of the region. The village has its own primary school with secondary education available within the catchment area.

Directions

Proceed from Llangollen on the A5 towards Chirk, passing through Froncysyllte, take the left hand turning in the direction of Newbridge. Just as you approach the bend turn left onto the Canalside, proceed along the Canal and take the right hand turning to the property.

Canal Side Cottage

Entrance door to Vestibule with cloaks area and door to:-

Entrance Hall

A large entrance hall with doors off to all rooms and stairs to first floor.

Kitchen/Breakfast Room

22'4" x 11'2" (6.81 x 3.41)

A large family kitchen/breakfast room fitted with an extensive range of base and wall cupboards complemented by black fleck granite work surface areas incorporating black sink and drainer unit with mixer tap over and large window above with views of the Viaduct. Siemens electric touch hob, with Bosch oven and grill below, granite splashback and stainless steel extractor above, Separate integrated Bosch

oven and grill. Wall mounted display unit with cupboards and plate rack. Integrated dishwasher, integrated washing machine and dryer, space for additional washer/dryer, space for American Fridge Freezer, breakfast bar, second window overlooking the garden, two doors to hallway, tiled floor.

Lounge/Dining Room

12'6" x 31'1" (3.82 x 9.48)

A light and airy room with double patio doors onto the balcony, window to side, feature woodburner in brick surround with slate hearth and beamed mantle above, beams to ceiling, wooden floor and double doors to:-

Conservatory

25'6" x 22'4" (7.76 x 6.81)

A great addition to the property is the large Conservatory offering a great degree of natural light through its many windows with patio doors onto the balcony and the magnificent views towards the Viaduct. Tiled floor, radiator and ceiling light/fan.

Ground Floor Bedroom

10'0" x 9'3" (3.06 x 2.81)

A double bedroom with large window, radiator, wooden flooring, mains electric panel.

Ground Floor Wet Room

Wet room with power shower, w.c and wash hand basin. Fully tiled walls and floor, extractor, chrome heated towel rail.

On The First Floor

Turned staircase rises from the hallway to the first floor landing with doors off to all rooms.

Bedroom Two

12'6" x 17'9" (3.82 x 5.40)

A large double with windows to side and front and

additional velux windows, views towards the Viaduct, storage to eaves.

Family Bathroom

Appointed with a White suite of Jacuzzi bath with mixer tap and shower take off, wash hand basin, w.c, radiator, window, extractor and laminate flooring.

Bedroom Three

11'5" x 17'9" (3.47 x 5.40)

Double bedroom with three windows, radiator.

Libby's Lodge

A ground floor self contained open plan cottage with oil central heating.

Lounge Area

With electric heaters, window to side with views towards the welsh hills, beams to ceiling, wooden floor and open to:-

Kitchen Area

Fitted kitchen with a white range of base and wall units with work surface areas and sink/drain, electric Range and extractor above. Integrated washing machine, integrated fridge, stable door to side.

Bedroom

Double bedroom with window to side.

Shower Room

Shower cubicle with electric shower, w.c and wash hand basin.

Hot Tub/Games Room

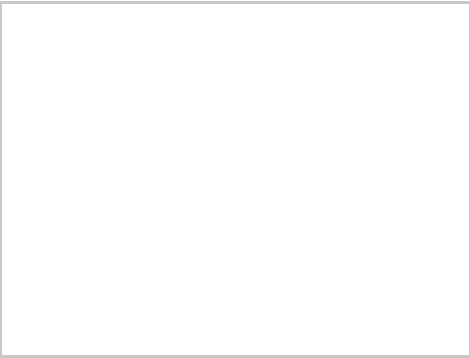
A WOW factor addition to this beautiful setting is the well appointed hot tub/games room with double doors and large windows opening onto a decked patio area, 6 seater hot tub with direct views of the Viaduct, lounge area, sink with work top and cupboards, space for under counter fridge. Oil central heated, Wet room with shower and w.c. And heater. Further lawned garden below.

Externally

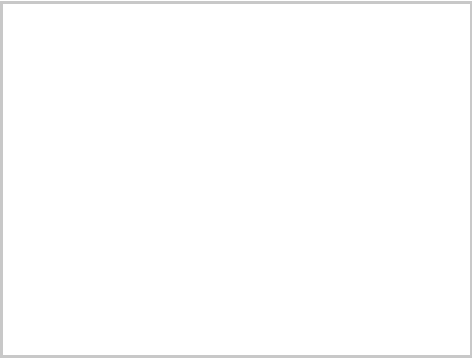
Accessed along the Llangollen Canal with ample parking, Canalside cottage has a spacious garden with decked patio area, lawned garden and paved patio with additional garden to side, all of which is enclosed and commands views over the Welsh hills and viaduct, a truly breathtaking aspect, The Hot Tub/Games room has its own lawned garden and decked patio. Libby's Lodge has a small patio area and parking to side. There is additional parking and woodland



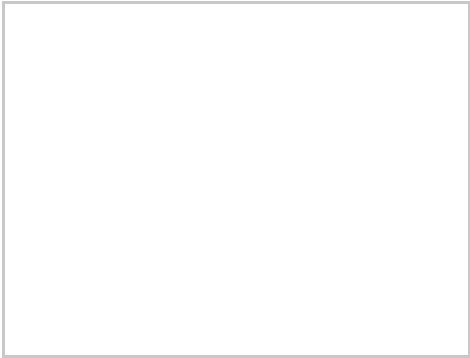
Road Map



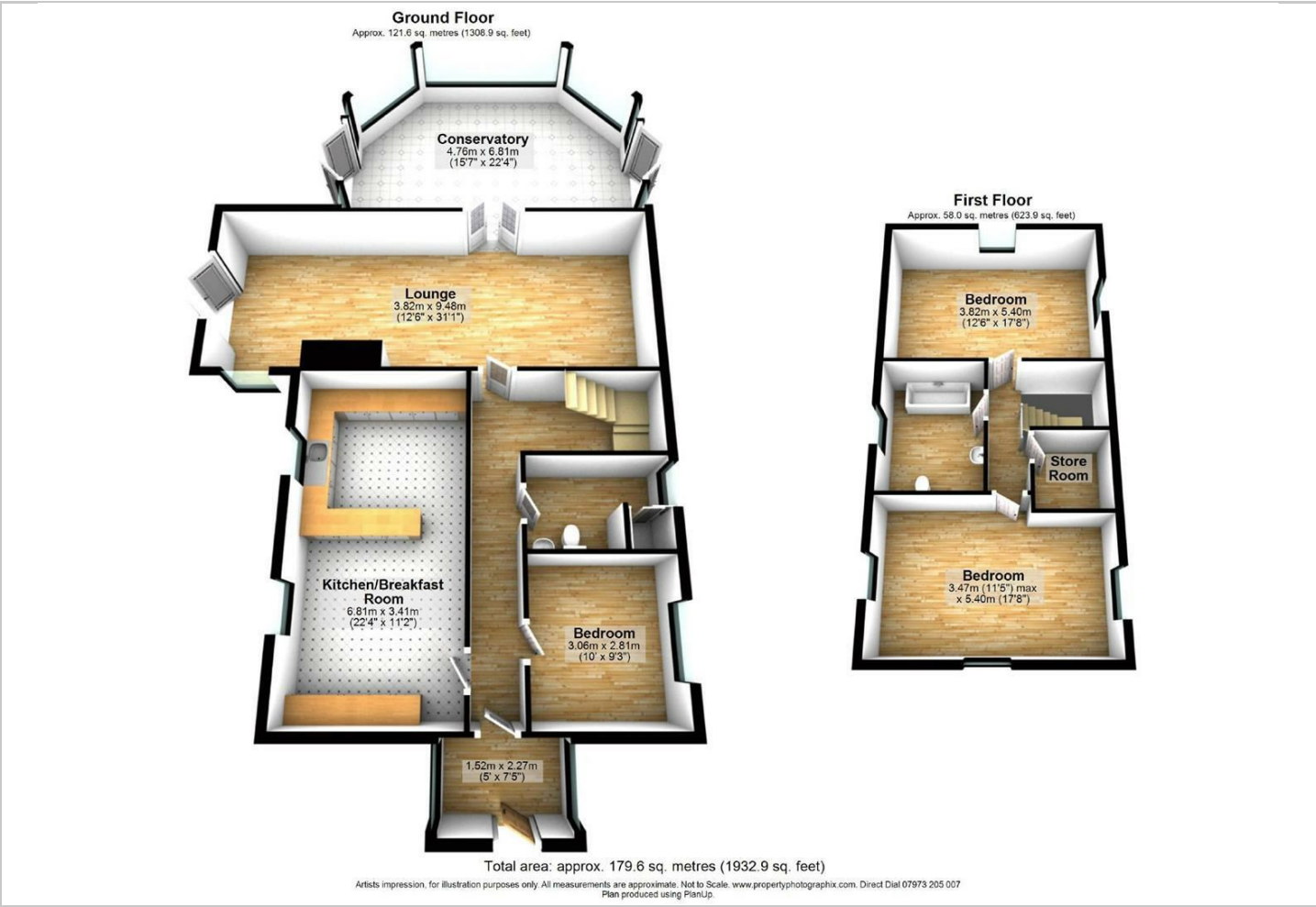
Hybrid Map



Terrain Map



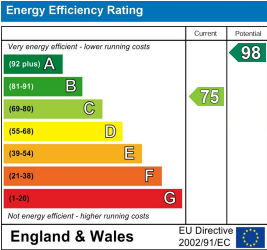
Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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