



14-16 Bridge Street

, Llangollen, LL20 8PF

Offers In Excess Of £500,000



14-16 Bridge Street

, Llangollen, LL20 8PF

Offers In Excess Of £500,000



Entrance

Hardwood door leads into the entrance hall. Wooden framed window to the side elevation with stone featured walls. Stairs leading off to the first floor.

Door leading into the laundry room and Shop One.

Laundry Room

13'3" x 13'2" (4.04m x 4.02m)

Wooden framed window to the side elevation. Storage cupboard housing water cylinder. Wall mounted combination Worcester boiler. Panel radiator. Carpeted flooring.

Shop One

14'10" x 12'3" (4.53m x 3.75m)

Wooden framed door with external lighting and wooden framed windows to the front elevation. exposed beamed ceiling, tiled and original wood flooring. Inset ceiling lights. Panelled radiator. Bi- fold wooden door giving access to Shop two.

Shop Two

18'8" x 20'10" (5.70m x 6.36m)

Wooden framed door with external lighting and wooden framed windows to the front elevation. original slate tiled flooring. Exposed wattle and daub feature wall. Inglenook stone fireplace. Inset ceiling lights. Built in storage cupboard, door leading into WC and door leading to the cellar.

Ground Floor WC

Low level flush W.C. Wash hand basin. Tiled flooring. Ceiling light point.

Cellar 1

12'9" x 10'7" (3.91m x 3.23m)

Stone steps leading down into the cellar. Power and lighting laid on. Ceiling light point. Steps leading up to the rear loading area of the property.

Cellar 2

11'0" x 7'5" (3.36m x 2.27m)

Power and lighting laid on. Ceiling light point.

Room One

14'9" x 11'5" (4.5m x 3.5m)

Wooden framed sash windows to the rear elevation. Built in storage cupboard with ample shelving and hanging space. Television aerial point. Panelled radiator. Carpeted flooring. Ceiling light point. Door leading to:

En Suite

Three piece suite including walk in shower with mains electric and shower screen. Wash hand basin and low level WC. Fully tiled walls and flooring. Chrome heated towel radiator.

First Floor Accommodation

Landing Area

Doors leading into Room 2, and room 3 which adjoins into Room 4,

Room 2

16'3" x 12'5" (4.97m x 3.80m)

Wooden framed windows to the front elevation. Panelled radiator. Inglenook Stone fireplace. Built in exposed beam, storage cupboard with ample shelving and hanging space. Television aerial point. Carpeted flooring. Ceiling light point.

Room 3

10'0" x 9'5" (3.06m x 2.89m)

Wooden framed sash window to the side elevation. Panelled radiator. Built in storage cupboard with shelving and hanging space. Television aerial point. Carpeted Flooring. two bedside wall lights and ceiling light. Adjoining door that leads into Room 4. Door into En suite

En Suite

Three Piece suite with walk in shower with mains electric shower and shower screen. Wash hand basin and low level WC. Fully tiled walls and flooring.

Room 4

15'1" x 14'7" (4.60m x 4.47m)

Wooden framed sash windows to the rear elevation. Panelled radiator. Television aerial point. Carpeted flooring. Ceiling light point. Adjoining door that leads into Room 3 and En Suite

En Suite

Three piece suite including bath with mixer taps and shower over. Wash hand basin and low level WC. Fully tiled walls and flooring. Panelled radiator. Extractor fan. Frosted window to the side elevation.

Room 5

15'0" x 14'5" (4.59m x 4.41m)

Wooden framed sash bay fronted window to the front elevation. Exposed timber beams. Storage cupboard with ample shelving and hanging space. Television aerial point. Carpeted flooring. Ceiling light point. Door leading to:

Tel: 01978 353000

En Suite

Three piece suite including walk in 'Triton' shower with mains electric and shower screen. Wash hand basin set in a vanity unit with storage and shelving. Low level WC. Laminate flooring. Panelled Radiator.

Room 6

14'11" x 13'5" (4.55m x 4.09m)

Wooden Sash window to the rear elevation, exposed timbers, panel radiator, carpeted flooring,

En Suite

Three piece suite including walk in shower with mains electric shower and shower screen, wash hand basin and low level WC. Fully tiled walls and flooring.

Room 7

14'0" x 14'11" (4.28m x 4.55m)

Wooden framed sash window to the front elevation. Television aerial point. Exposed timbers. Built in storage cupboard with ample shelving and hanging space. Carpeted flooring. Ceiling light point. Door leading to:

En Suite

Three piece suite including walk in 'Triton' shower with mains electric shower and shower screen. Wash hand basin and low level WC. Fully tiled walls and flooring.

Room 8

16'6" x 16'5"m (5.03m x 5.02mm)

This top floor room offers versatile living space with many original features. Beautiful exposed beams. Wooden framed sash windows to side elevation. Panel radiator. Television aerial point. Access to loft.

Dressing Area

13'3" x 7'4" (4.06m x 2.25m)

Entrance door into dressing area and leading into sitting room, with exposed beams dividing the dressing area and bedroom area with exposed wattle and daub feature wall. Built in storage cupboard with ample shelving and hanging space.

En Suite

Fitted three piece suite including walk in shower with electric triton shower and shower attachment over. Wash hand basin and low level WC. Extractor fan. Chrome heated towel rail. Fully tiled walls and flooring.

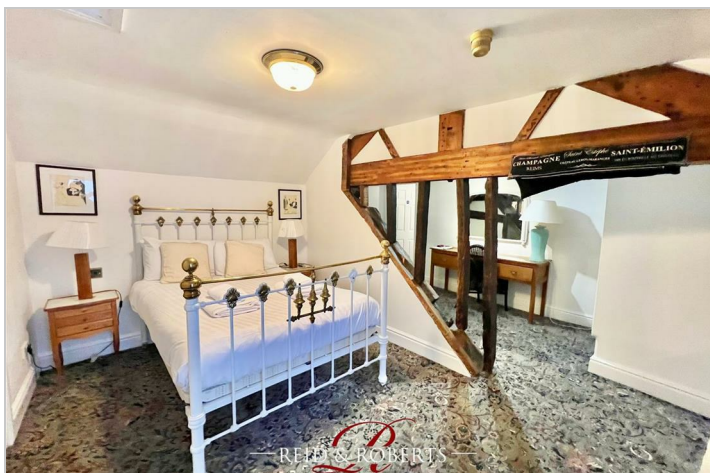
Sitting Room

13'10" x 11'8" (4.24m x 3.57m)

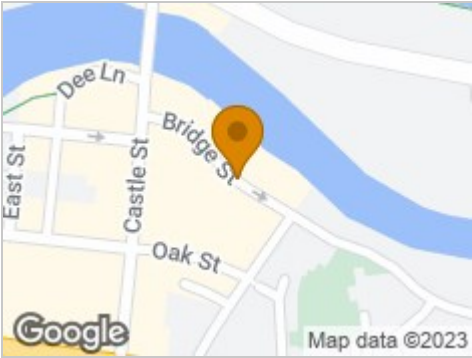
Wooden framed sash windows to the front elevation. Feature fire surround with ornate grate. Television point, shelving with space for appliances. Panelled Radiator.

Outside

To the Rear of the property there is allocated parking for 3 vehicles.



Road Map



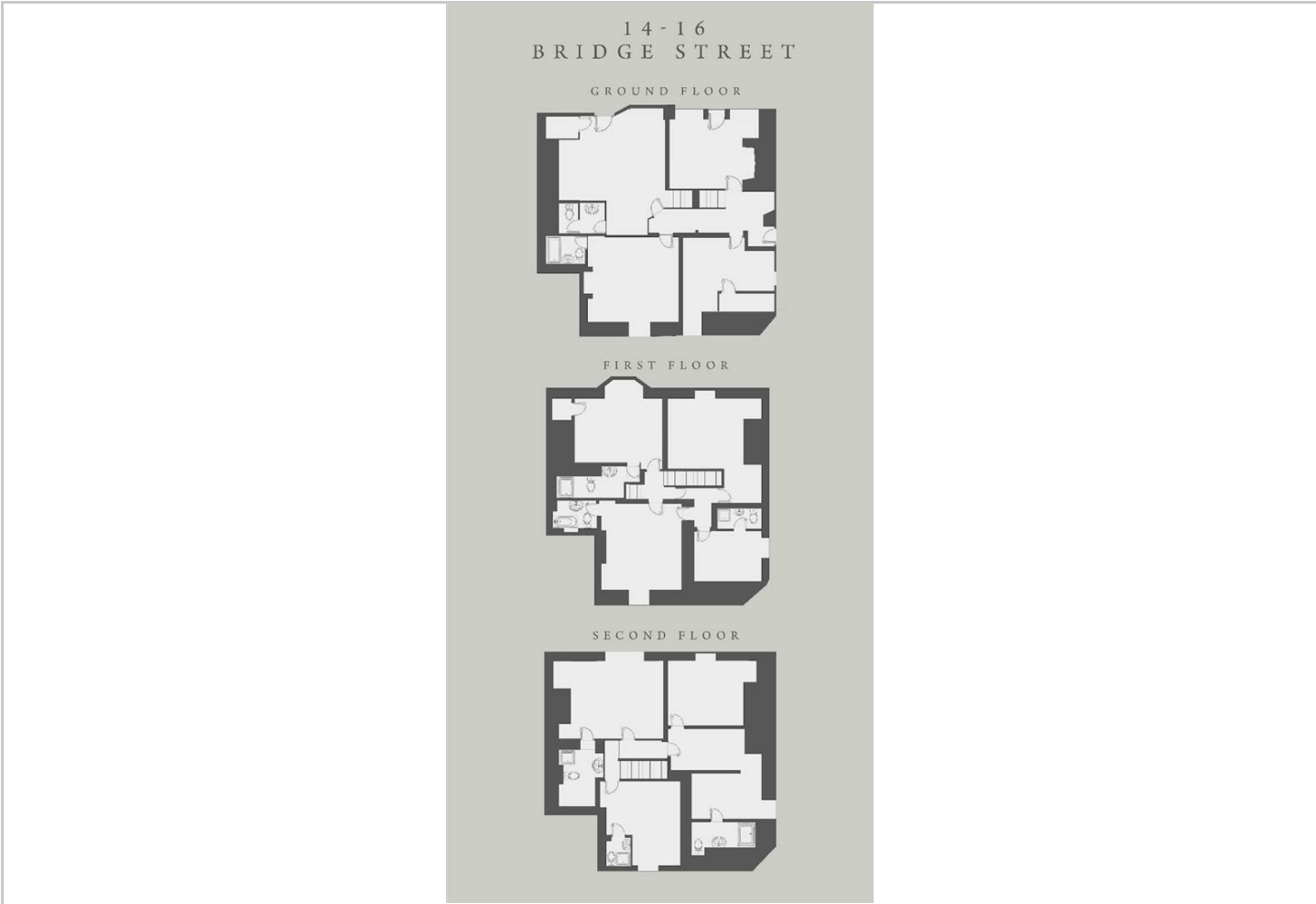
Hybrid Map



Terrain Map



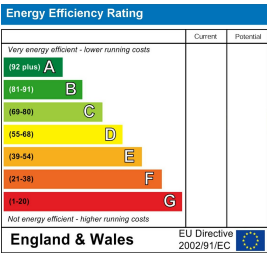
Floor Plan



Viewing

Please contact our Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.