



4 Tan Y Ddol

Llangollen | LL20 8SL

£220,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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A beautifully presented 2 bedroom terrace property situated in the heart of the desirable town of Llangollen. This superb property benefits from having 2 double bedrooms, conservatory, well appointed kitchen and bathroom and off road parking, all of which can only truly be appreciated when viewing the property. The property is located within walking distance to the picturesque and bustling town of Llangollen where there is an array of local amenities including various shops, bars/restaurants, schools and is surrounded by areas of Natural Beauty. In brief the property comprises of; hallway, kitchen, lounge and conservatory to the ground floor and 2 bedrooms and bathroom to the first floor.

- A beautifully presented 2 bedroom terraced property
- 2 Double bedrooms
- Well maintained rear garden
- Conservatory
- Off road parking for 2 cars
- Situated in the heart of the desirable town of Llangollen
- MUST BE VIEWED TO BE TRULY APPRECIATED
- NO CHAIN



Hallway

With wood effect flooring, stairs off to the first floor, double glazed window.

Kitchen

Fitted with a full range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring electric hob, space for a fridge/freezer, plumbing for a dishwasher and washing machine, part tiled walls, tile effect flooring, part tiled walls, wall mounted gas combination boiler.

Lounge

Beautifully presented with a feature media wall with build in units and drawers, display shelves with complimentary lighting, window into the conservatory, carpeted flooring.

Conservatory

A superb extra reception room with wood effect flooring, double glazed windows and sliding door off to the rear garden.

First Floor Landing

With carpeted flooring, door to a useful storage cupboard, access to the loft space.

Bedroom 1

Stylishly presented with 2 double glazed windows to the rear, built in wardrobes, carpeted flooring.

Bedroom 2

Again well presented with a double glazed window to the front, carpeted flooring.

Bathroom

Fitted with a white suite comprising of a low level w.c, bath with thermostatic shower over, pedestal wash hand basin, fully tiled walls, double glazed window.

Rear Garden

To the rear is a well maintained garden with an Indian stone patio leading on to a slated area with a feature circular paved patio. There is gated access to the rear to a private pathway.

Front

To the front is a brick paved driveway providing off road parking for 2 cars.

Important Information

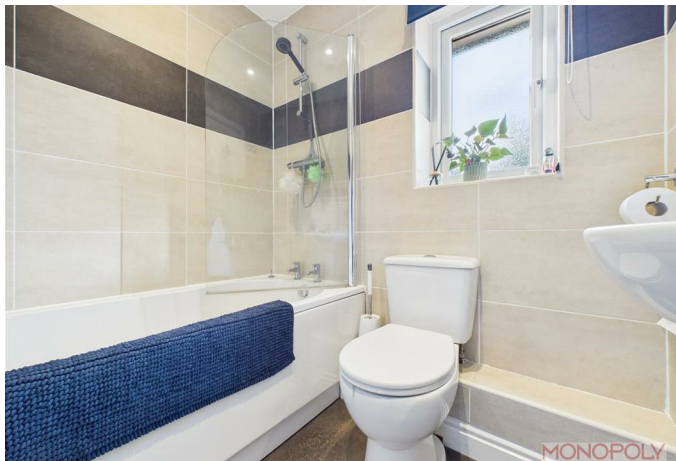
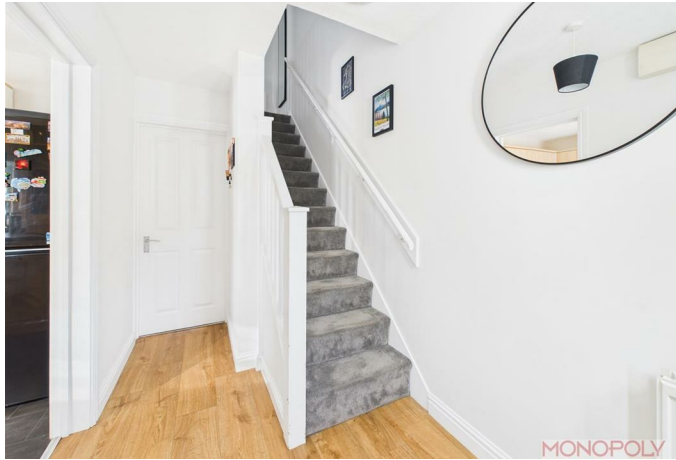
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

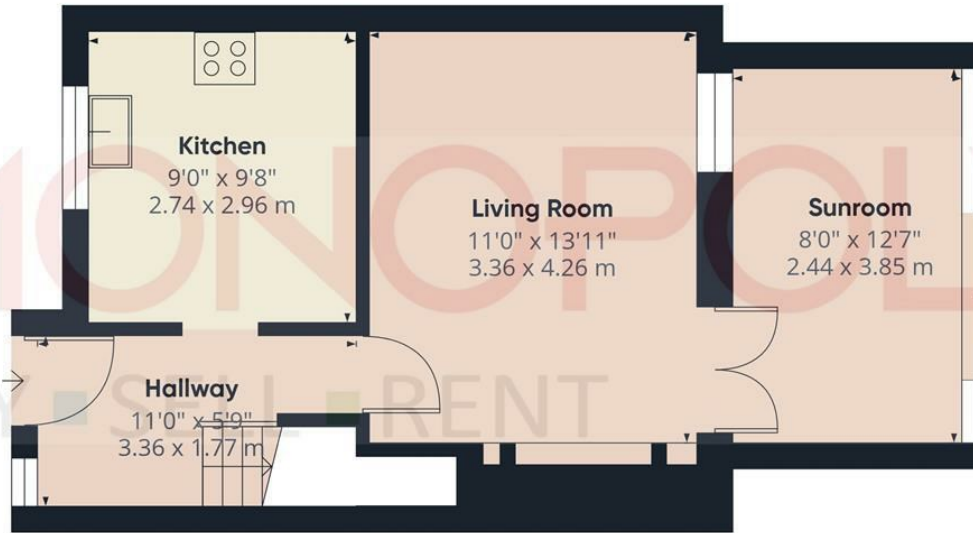
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



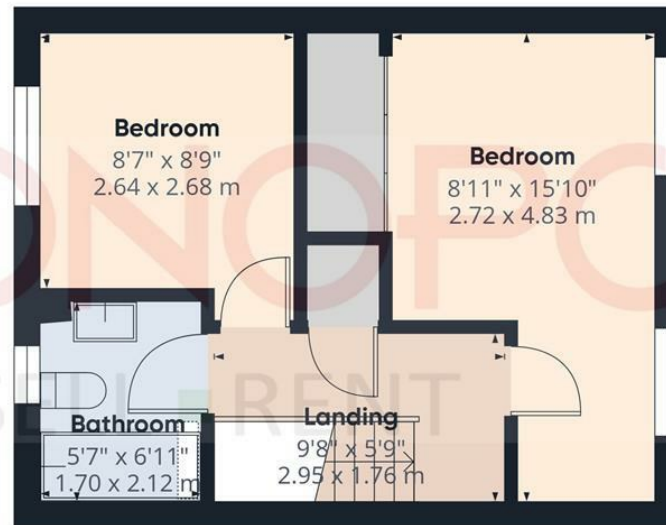




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Ground Floor



Floor 1

Approximate total area⁽¹⁾
713 ft²
66.2 m²

(1) Excluding balconies and terraces

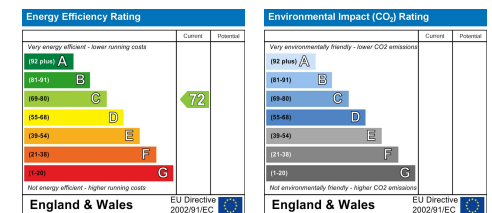
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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