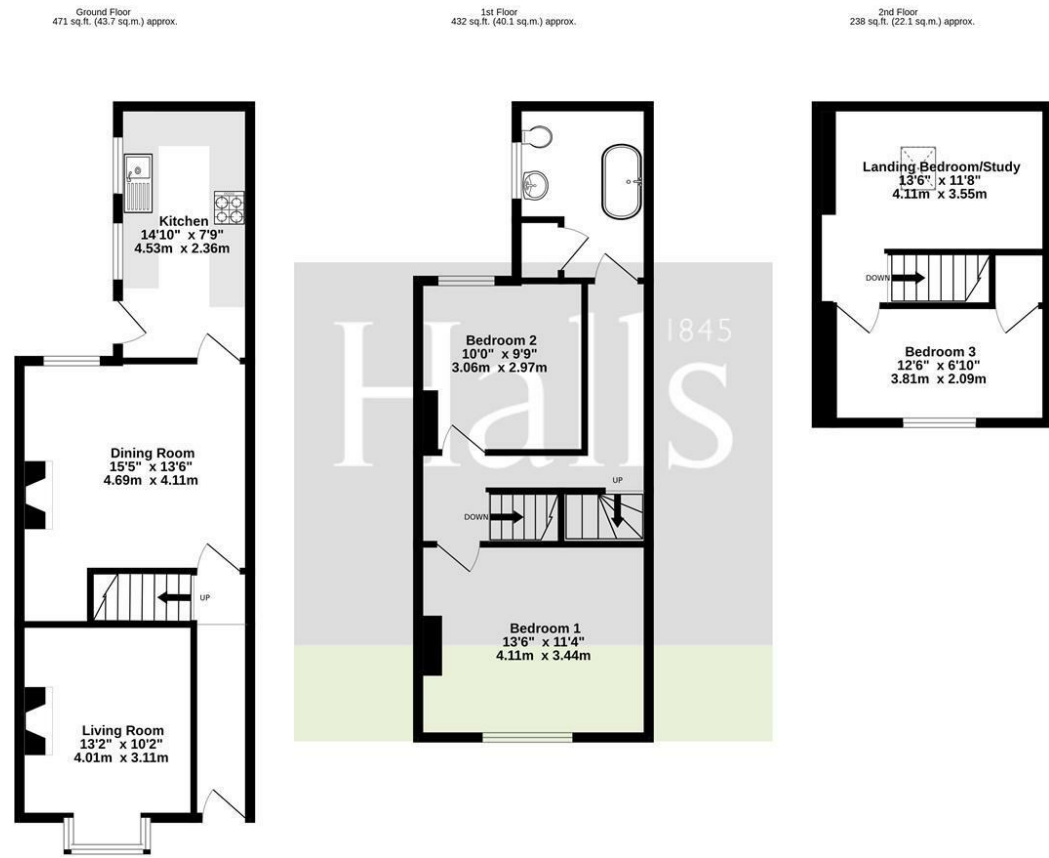
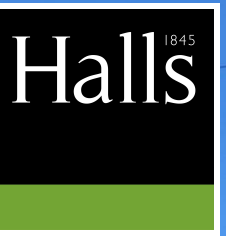


FOR SALE

Perthi, 2 Gwynfryn Terrace, Llangollen, LL20 8HD



TOTAL FLOOR AREA : 1141 sq. ft. (106.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

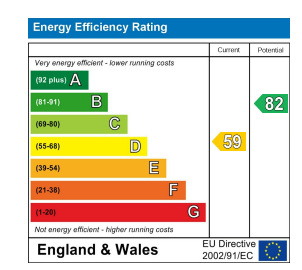
Offers in the region of £219,995

Perthi, 2 Gwynfryn Terrace, Llangollen, LL20 8HD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

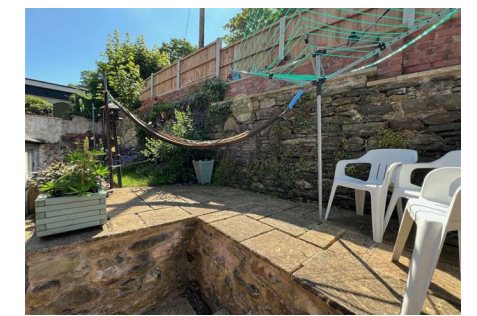
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



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01691 622 602



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming Period Property
- 3/4 Bedrooms
- Range of Traditional Features
- Courtyard Gardens
- Excellent Views over the Dee Valley
- Quiet yet Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer Perth, 2 Gwynfryn Terrace, in Llangollen for sale by private treaty.

Perth is a characterful 3/4 bedroom period Victorian townhouse benefitting from a range of traditional features, easy care courtyard gardens, and excellent views over the Dee valley, conveniently situated on a quiet street within easy reach of the centre of Llangollen.

Internally, the property provides a deceptive amount of living accommodation situated over three floors and retains a number of the traditional features throughout whilst, at present, comprising, on the ground floor, a Reception Hall, Living Room, Dining Room, and Kitchen, together with, to the upper floors, three Bedrooms, a further landing Bedroom/Study, and a family Bathroom.

Externally, the property is complimented by a number of courtyard gardens to the rear with, immediately beside the house, a compact space ideal for storage with, further on to this, an elevated paved courtyard which represents an ideal space for outdoor dining and entertaining.

The sale of Perth does, therefore, provide the rare opportunity for purchasers to acquire an attractive period townhouse with the benefit of courtyard gardens, situated in a convenient location just outside the centre of Llangollen with excellent views over the valley beyond.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a wooden front door with opaque glazed panels into an:

ENTRANCE HALL

Traditional decorative tiled flooring, carpeted stairs rising to the first floor and a door leading in to the:

LIVING ROOM

13'1" x 10'2" (4.01m x 3.11m)

Wood effect laminate flooring, bay style single glazed window on to front elevation allowing lovely views over the valley beyond, exposed brick inglenook with wood surround providing possibilities for the installation of log burner or similar.

DINING ROOM

15'4" x 13'5" (4.69m x 4.11m)

Traditional tiled flooring, single glazing on to rear elevation, open fireplace set within chimney breast (currently blocked off) flanked to one side by a antique pine storage cupboard, with exposed slate hearth, door in to useful understairs storage cupboard

KITCHEN

14'10" x 7'8" (4.53m x 2.36m)

Tiled flooring, two UPVC double glazed windows on to side elevation, wooden door allowing access onto the courtyard, and a kitchen comprising: a selection of base units with roll topped work surfaces over, four ring induction Zanussi induction hob, with extractor fan above, complimentary Zanussi oven below, wall mounted Worcester combi boiler, inset one and half steel sink with draining area to one side, planned space for appliances.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to left space, carpeted stairs rising to the second floor and a door leading in to:

BEDROOM ONE

13'5" x 11'3" (4.11m x 3.44m)

Exposed wood flooring, single glazed sash windows on to front elevation allowing wonderful views over the landscape beyond, cast iron fire grate set on to decorative tiled hearth with wood and tiled surround.

BEDROOM TWO

10'0" x 9'8" (3.06m x 2.97m)

Fitted carpet as laid, single glazed sash window on to rear elevation, recessed wardrobe/storage space to the right of the chimney breast.

FAMILY BATHROOM

Decorative tiled flooring, UPVC opaque double glazed window on to side elevation, fully tiled walls and a bathroom suite to comprise: freestanding bath with (H&C) mixer tap with shower attachment above, low flush WC, wall mounted hand basin with towel rail below, heated towel rail and door in to storage cupboard which contains a selection of slatted shelving.

LANDING BEDROOM

13'5" x 11'7" (4.11m x 3.55m)

Fitted carpet as laid, skylight, and inspection hatch to roof space.

Currently utilised as bedroom four but offering excellent scope for a variety of usages ie. office, gym, library etc and could be readily converted into a private bedroom with the erection of a wall beside the stairs.

BEDROOM THREE

Fitted carpet as laid, glazing on to front elevation and some truly breath taking views over the valley beyond and double opening doors opening in to a storage cupboard which contains a clothes rail and shelving.

OUTSIDE

The property is approached up tiled steps flanked to one side by a low maintenance front garden retained within attractive brick and pyramid coping, with a useful integrated seat located immediately before the front door.

COURTYARD

An easily maintained space situated immediately beyond the back door, with concrete floor and ideal for storage or for cultivation into a compact courtyard garden.

A mid height timber gate leading on via a shared walkway to the:

ELEVATED COURTYARD

Accessed via paved steps on to a predominantly paved area retained, to the rear, by stone walling.

Currently utilised as a rather charming seating space and representing an excellent spot for outdoor dining and entertaining but with scope for further improvement, should it be required.

SERVICES

We understand that the property has the benefit of mains water, gas, drainage and electricity.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Denbighshire County Council, County Hall, Wynnstay Road, Ruthin.

COUNCIL TAX

The property is in Band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.