

4 ARNON TERRACE

ABBAY ROAD, LLANGOLLEN, LL20 8SY



Nestled in the vibrant centre of Llangollen is this beautifully maintained two-bedroom home. Inside is a bright front lounge, a generous kitchen and dining area opening onto a private rear courtyard, and two well-proportioned king-size bedrooms complemented by a stylish contemporary bathroom. The enclosed courtyard garden at the back offers the perfect spot for alfresco dining.

PROPERTY DESCRIPTION

A charming two-bedroom cottage in the desirable village of Llangollen. Forming part of what was once The Old Jenny Jones Public House that was converted into four private residents. The property which is presented throughout to the highest of standards briefly comprises; Living room to the front elevation, kitchen dining room which is spacious in size and has doors onto the rear courtyard. To the first floor are two king size bedrooms and a well-appointed bathroom with modern white suite. Externally there is a courtyard garden to the rear.

LOCATION

Located in the heart of Llangollen which offers a wide range of shops, services, and eateries, and is internationally celebrated for hosting the Llangollen International Musical Eisteddfod. The town is also home to a delightful heritage railway, running alongside the River Dee through the spectacular Dee Valley to the Pontcysyllte Aqueduct, a UNESCO World Heritage Site just four miles away.

Further afield, the historic city of Chester provides an excellent array of retail, leisure, and cultural attractions. The Jenny Jones enjoys a prime location for reaching key business centres across North and Mid Wales, with excellent road connections via the A5 to the Midlands and North West. For rail travel, Ruabon Station (10 miles) offers direct services to Birmingham, while Chester provides around a two-hour InterCity connection to London.

The area is also rich in leisure from walking the famous Offa's Dyke Path or hiking up to the romantic ruins of Castell Dinas Brân, to enjoying a round at the Vale of Llangollen Golf Club, or a day at the races in Bangor-on-Dee or Chester.



Detailed property description:

ENTRANCE

You approach 4 Arnon Terrace which forms part of the Jenny Jones building via an external archway which you need to walk under and immediately on the right and the white UPVC partly glazed front door will be immediately in front of you.

LIVING ROOM - 4.32 x 3.79m (14'2" x 12'5" max)

UPVC double glazed window to the front elevation, ceiling light point with decorative ceiling rose, radiator, aerial point with provisions for wall mounted television, aerial point. Useful under stair storage cupboard, partially glazed door through to the kitchen and staircase rising to the first floor.

KITCHEN DINING ROOM - 4.32m x 3.80m (14'2" x 12'5")

A generously proportioned room with ample space for dining table. Double glazed UPVC double doors opening onto the rear courtyard, UPVC window overlooking the rear courtyard, two ceiling light points, radiator, floor tiling, cover ceiling.

KITCHEN

A selection of modern shaker style wall and base level units incorporating drawers and cupboards with stainless steel handles. Granite affect laminated work surfaces with tiling to worksurface areas. Inset bowl and a half stainless steel sink unit and drainer with chrome mixer tap. Integrated four ring gas hob with oven and grill beneath and stainless steel chimney style extractor above, integrated fridge and freezer, space for washing machine.

LANDING

Ceiling light point, smoke detector, coated ceiling. Door through to principal bedroom, bedroom two, and bathroom

BEDROOM ONE - 3.80m x 3.38m (12'5" x 11'1")

UPVC double glazed window overlooking the front, Ceiling light point, radiator, aerial point with provisions for wall mounted television, loft hatch, coved ceiling. Door through to a useful storage area with slatted shelves and wall mounted ideal independent C 30 Combi boiler.

BEDROOM TWO- 3.0m x 2.41m (9'10" x 7'10")

UPVC double glazed window overlooking the rear elevation, ceiling light point, radiator, coved ceiling.



BATHROOM - 2.71m x 1.79m (8'10" x 5'10")

A well appointed three-piece suite in white with chrome style fittings comprising; pedestal wash handbasin, low-level WC with dual flush, shower with central mixer tap and shower attachment, wall mounted canopy shower head with separate shower attachment, glazed shower screen, fully tiled walls with decorative tiling, floor tiling, black ladder style heated towel rail, ceiling light point, coved ceiling, UPVC double glaze window with obscured glass to the rear elevation.

EXTERNALLY

At the rear of the property there is an enclosed patio garden with flag stones, which is predominantly private and offers a place to entertain or dine "al fresco", the boundaries of the garden are defined by part brick walls and part timber fence panels.

WHAT3WORDS ///

Slugs. Vision. Curly

FINER POINTS

- Floor plans are intended as general guidance and are not to scale

ENERGY PERFORMANCE

The EPC is pending.

TENURE

We believe the property to be **Freehold**. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'C' - Denbighshire County Council

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

VIEWINGS

By prior appointment 7 days a week please call 01244 676200 to arrange a viewing

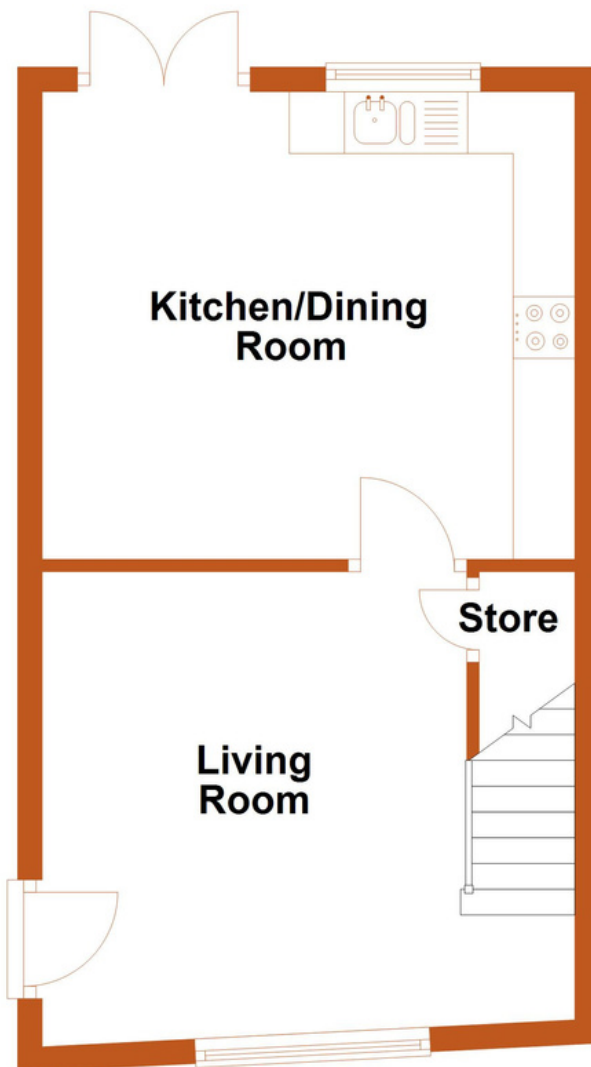
AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



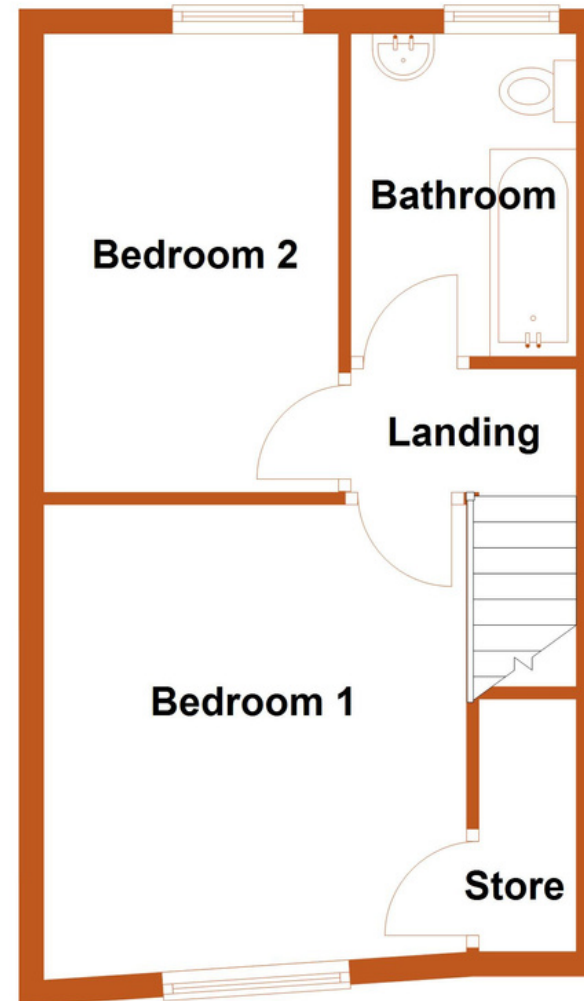
Ground Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 65.5 sq. metres (704.8 sq. feet)



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