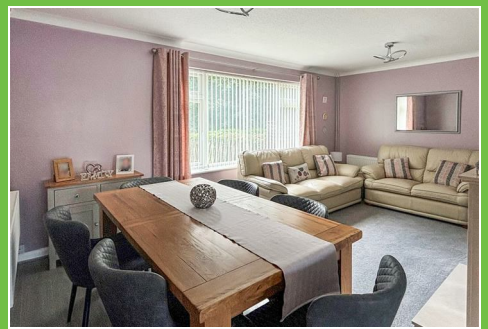


# Town & Country

Estate & Letting Agents



**20 Wern Road, Llangollen, LL20 8DU**

**Offers In The Region Of £325,000**

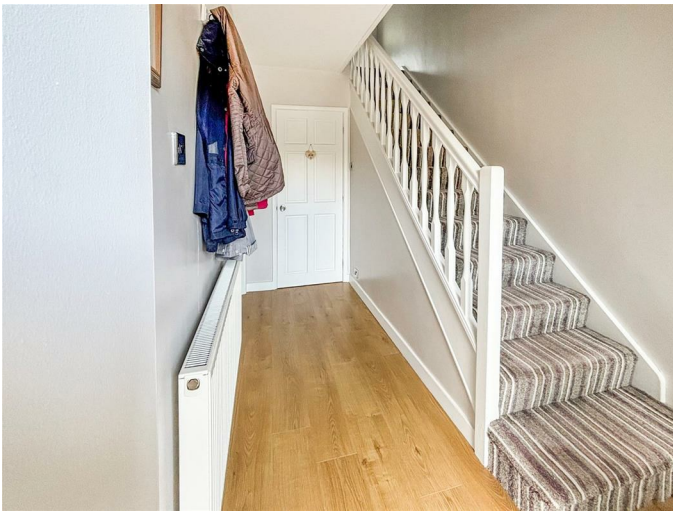
Town and Country are excited to offer this charming three bed semi-detached property located on Wern Road on the outskirts of the picturesque town of Llangollen. Situated at the end of a quiet cul-de-sac, this 1960s-built home boasts three good sized bedrooms, a spacious reception room, well-maintained bathroom, conservatory, offering a lovely spot to enjoy the natural light all year round and large kitchen with useful utility space off. One of the main highlights of this property is the rear garden backing onto woodland, perfect for outdoor meals and entertaining. Don't miss out on the opportunity to make this property your home - viewings highly recommended!

## Directions

From our Oswestry office proceed out of the town towards Llangollen and Wrexham. On reaching the Gledrid roundabout continue towards Wrexham until reaching the next roundabout. At the roundabout take the first left and follow the road down the hill following the signposts for Llangollen. Continue along this road passing through Froncysyllte and proceed into the town. At the traffic lights turn right into the main street and follow the road down to the T junction. At the T junction turn right and then first left onto Dinbren Hill. Follow this road up and around and turn right onto Wern Road. Follow the road along bearing to the right where the property will be found at the far end of the cul de sac.

## Accommodation Comprises

### Hallway



The bright hallway has a glazed door and window to the front, stairs leading to the first floor, laminate flooring, a door to the downstairs shower room and the kitchen.

### Kitchen 10'11" x 18'0" (3.33 x 5.50m)



The good sized kitchen is fitted with range of base and wall units with worktops over, electric hob,

electric double oven, gas point behind cooker, Russell Hobbs extractor fan, black gloss splashback, plumbing for a dishwasher, stainless steel sink with a mixer tap, window to the front, tiled flooring and a door leading to the utility. The kitchen opens onto the dining room.

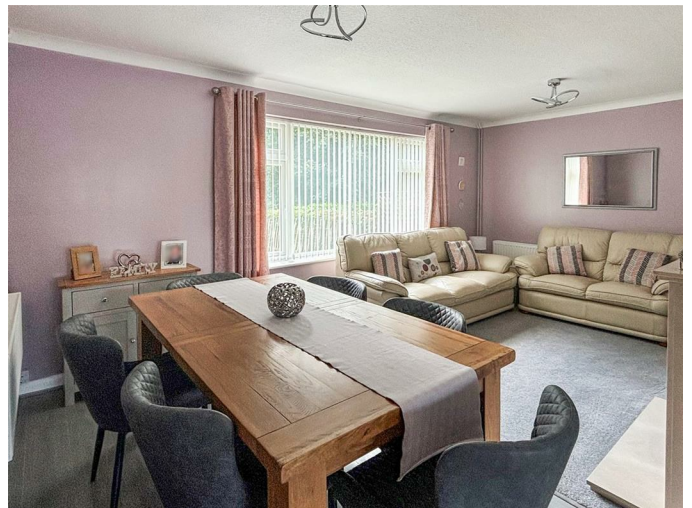
### Additional Photograph



### Side Porch/Utility Room 11'1" x 4'7" (3.40 x 1.42m)

A useful space with plumbing for a washing machine, wall mounted cupboards and fully glazed windows. A door leads out to the side garden and driveway.

### Lounge/Dining Room 18'4" x 11'5" (5.61 x 3.50m)



A great space for entertaining and relaxing having a window to the rear overlooking the garden, two radiators and a fireplace with an inset gas fire.

### Additional Photograph



### Additional Photograph



### Additional Photograph



### Shower Room 6'10" x 4'11" (2.10 x 1.52m)



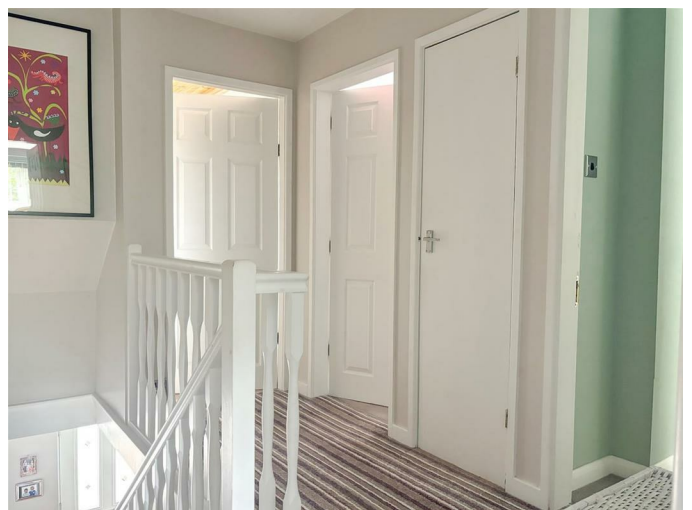
### Conservatory 11'1" x 11'3" (3.40 x 3.43m)



The conservatory is another great space having tiled flooring, a door leading to the rear garden and a radiator.

The shower room is fitted with a wash hand basin, door to the utility space, low level W/C, corner shower cubicle, fully tiled walls, tiled flooring and an extractor fan.

### Landing



Having doors to the bedrooms and bathroom and a door leading to attic space/ storage room.

### Bedroom One 14'8" x 10'2" (4.48 x 3.10m)



A good sized double bedroom having a window to the rear overlooking the garden, radiator, door to a storage cupboard with hanging rail that houses the Worcester gas boiler.

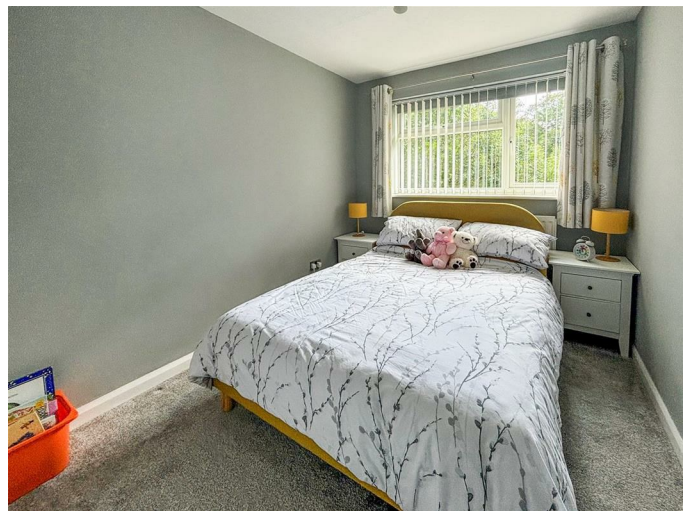
### Additional Photograph



### Additional Photograph



### Bedroom Three 8'0" x 11'5" (2.45 x 3.50m)



The third double bedroom has a window to the rear overlooking the garden and a radiator.

### Bedroom Two 11'0" x 12'1" (3.37 x 3.70m)



Another great double bedroom with a window to the front with far reaching views and a radiator.

### Attic Room



The useful attic space has a staircase leading off the landing with spotlighting, door to eaves storage, window to the rear and offering great potential for conversion to a fourth bedroom/office. (subject to planning and building regulations approval).

## Bathroom



The modern bathroom has a window to the front, tiled flooring, fully tiled walls, p shaped bath and shower over and a glazed screen, wash hand basin and a low level w.c.,

## Single Garage



The garage is located to the side of the property and has an up and over door, power, lighting and water and a personal door to the rear.

## To the Front of the Property

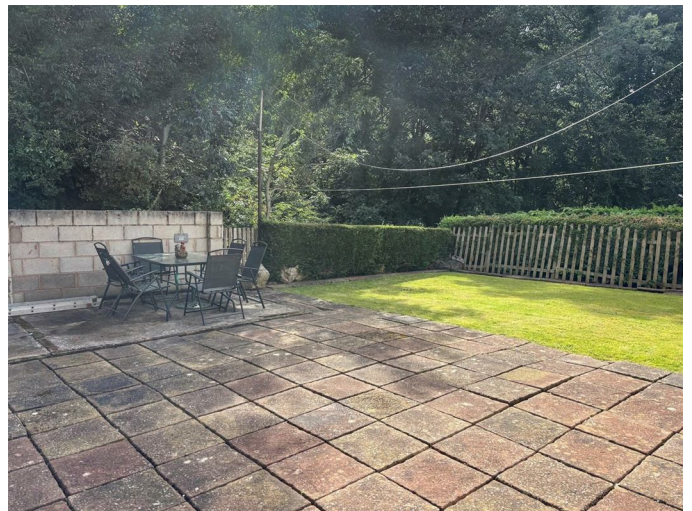
To the front there is paved parking for several vehicles along with a driveway leading to the garage. There is gated side access leading to the rear garden.

## Rear Garden



The rear garden is another great feature of this property having a large paved patio ideal for outdoor dining and entertaining, lawned area beyond, tiered area to the side with a further terraced area ideal for pots/further seating.

## Additional Photograph



## Additional Photograph



## Additional Photograph



## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching

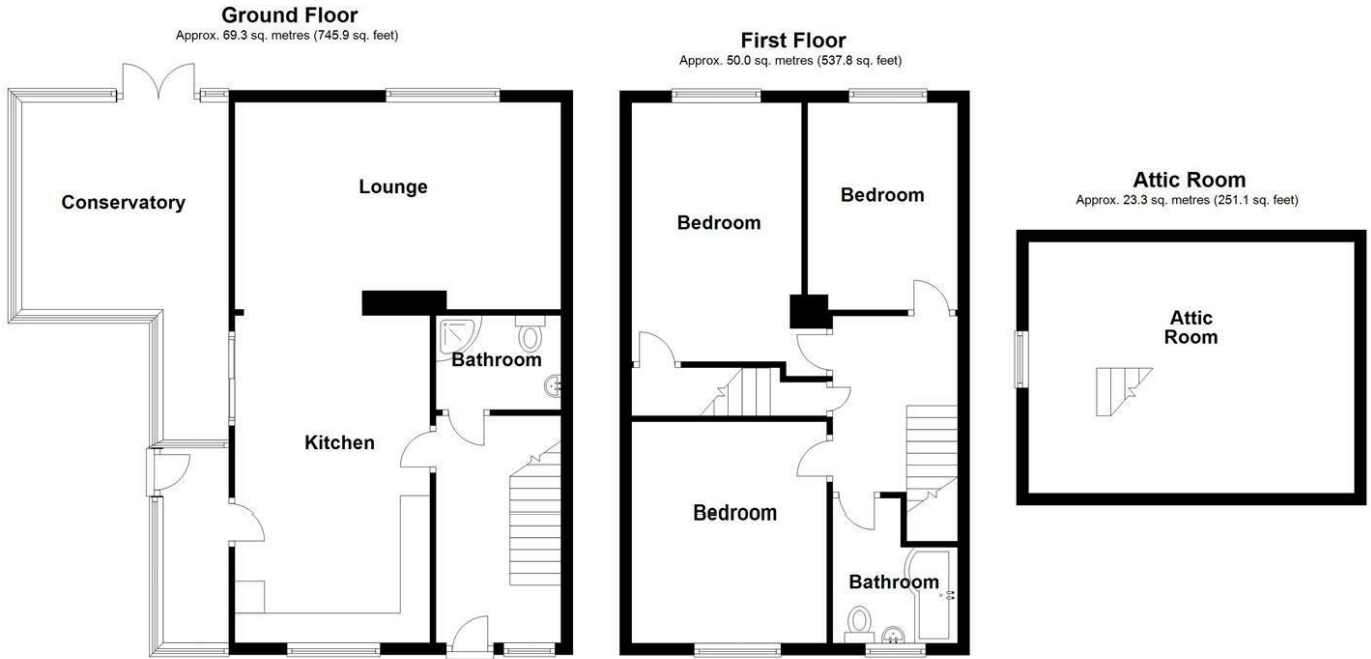
service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

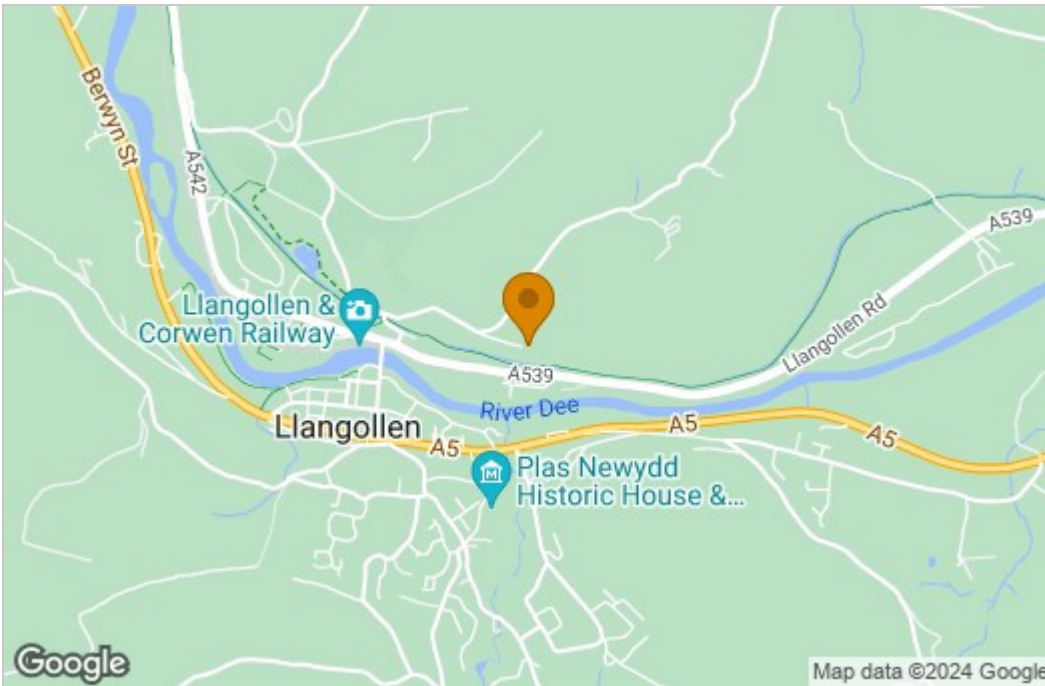
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

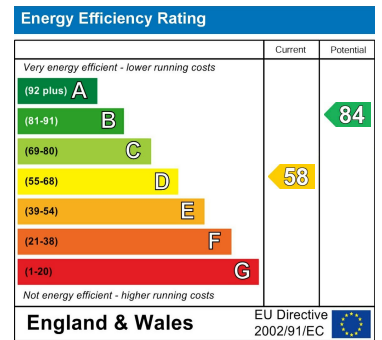


Total area: approx. 142.6 sq. metres (1534.7 sq. feet)

# Area Map



# Energy Efficiency Graph



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