

# Wingetts

More than just estate agents



## Penlan , Carrog, LL21 9BB

**Price £380,000**

A Unique four double bedroom detached house set on the banks of the River Dee within the picturesque village of Carrog. Penlan dates back to the 1800s with a traditional cottage look to the front elevation, deceptive of its four storey versatile accommodation which briefly comprises ground floor reception room, family bathroom and direct access to the riverside patio. The first floor offers two double bedrooms. On the second floor there is a spacious kitchen/dining room and main living room, both of which offer a dual aspect and delightful views over the river. A further two double bedrooms and shower room are located on the third floor. The impressive gardens offer a tranquil setting alongside the River Dee, with additional wooded areas to side, direct river access, and benefiting from fishing rights. The location really must be viewed to be appreciated. . NO CHAIN

### Location

The pretty and flourishing village of Carrog lies just eight miles to the west of Llangollen. The village benefits from an excellent local primary school, in addition to which there is the widely known and award winning Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway.

### Accommodation

Entrance level to road side opens to the second floor with stairs rising to the third floor and down to first floor.

### On The Ground Floor

#### Riverside Reception Room 12'2" x 11'11" (3.71 x 3.64)

A versatile room with direct access to the riverside patio, window to rear, beams to ceiling, tiled floor. Utility area with plumbing for washing machine space for dryer and freezer.

#### Utility

Plumbing for washing machine space for dryer and freezer.

#### Bathroom

Spacious bathroom comprising free standing bath tub with mixer tap and shower take off, wash hand basin, w.c, window to rear, useful airing cupboard, heated towel rail and tiled floor.

### On The First Floor

#### Bedroom One 12'2" x 12'1" (3.71 x 3.70)

Double bedroom with dual aspect, having windows to rear offering riverside views and side, radiator.

#### Bedroom Two 12'2" x 7'6" (3.71 x 2.29)

Double bedroom with window to rear with river view, fitted wardrobes, radiator.

### On The Second Floor

#### Living Room 12'2" x 11'11" (3.71 x 3.64)

Feature walk in window overlooking the river, window to front, beamed ceiling, radiator.

#### Kitchen/Dining Room 12'2" x 13'8" (3.71 x 4.17)

Fitted with a range of base, wall and drawer units complimented by work surface areas, electric integrated hob with extractor above, drawer units below and wine racks either side, electric oven and grill, sink unit with mixer tap and large window above offering delightful views over the river and countryside beyond, window to front, integrated dishwasher, space for fridge/freezer, beamed ceiling.

### On The Third Floor

#### Bedroom Three 12'2" x 11'11" (3.71 x 3.64)

Large bedroom with window to front, radiator.

#### Bedroom Four 8'11" x 10'10" (2.73 x 3.32)

Window to front, fitted wardrobes, radiator.

### Shower Room

Shower enclosure with mains shower, w.c, wash hand basin, tiled floor, part tiled walls, window to rear with river views.

### Outside

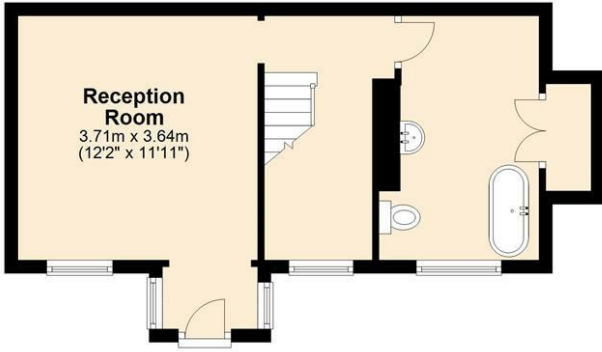
Approached from the roadside with stone wall to boundary and steps leading to the entrance door. The rear riverside garden is a particular feature of Penlan with a delightful patio/BBQ area from which to enjoy the tranquil setting, steps lead down to waterside seating area with direct access to the river and having the benefit of fishing rights. Wooded area to the side of the property which offers the opportunity to create parking, store sheds.



# Floor Plan

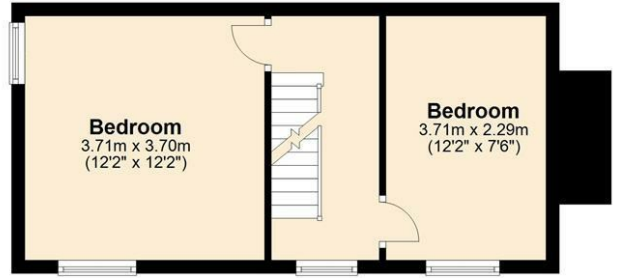
## Ground Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



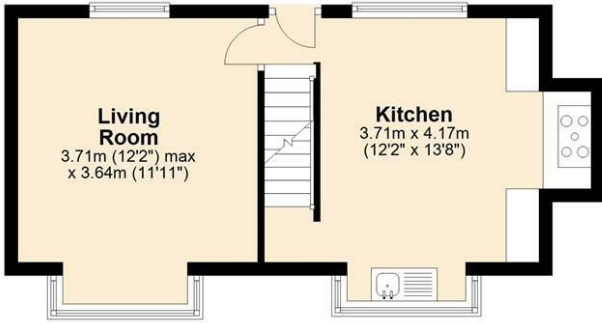
## First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



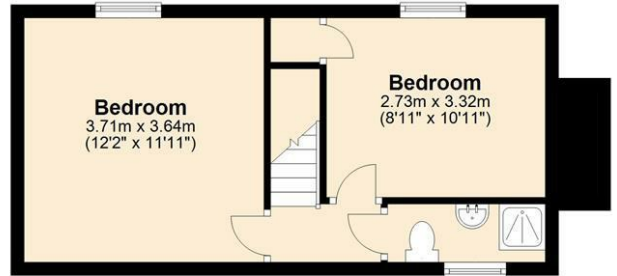
## Second Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



## Third Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 124.0 sq. metres (1334.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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