
Wingetts

More than just estate agents



3 Walton House, Queen Street, Llangollen, LL20 8LF

Price £229,950

A four double bedroom Victorian Townhouse situated within walking distance of the Towns amenities and having two off road parking spaces. The property is arranged over Four floors and offers a wealth of original features throughout, providing substantial family accommodation, briefly comprising two large cellar rooms, lounge with open fire, spacious kitchen/diner with original Cast iron range cooker, utility, conservatory, ground floor w.c. The first floor has an impressive master bedroom with bay window, 2nd large bedroom and family bathroom, whilst the second floor has two further double bedrooms and shower room. Attic room with window.

Externally there is a raised patio to rear and parking to side. NO CHAIN

Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc, whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation

Steps with enclosed canopy over lead to the entrance door.

Hallway

Welcoming entrance hall with feature arch, radiator, fire system control panel, stairs off to the first floor and doors off to:-

Lounge 12'8" x 12'7" (3.88 x 3.84)

Feature open fire with decorative tiles and mantle over, wood block flooring, cornice to ceiling, UPVC double glazed window to front, radiator, double doors with glazed panels open into:-

Kitchen/Dining Room 17'2" x 12'10" (5.24 x 3.92)

A continuation of the wood block flooring leads into the spacious family kitchen/diner with original cast iron cooking range within exposed brick wall, fitted base and wall units, work surfaces over incorporating sink unit with mixer tap and UPVC double glazed window above, gas fired Range cooker with extractor above, plumbing for washing machine, space for dryer, cupboard housing the "Worcester" gas combination boiler, radiator.

Rear Hallway / Utility Area

Door off to conservatory, space for fridge/freezer, plumbing and door into:-

Conservatory

UPVC double glazed windows, French doors open to side patio, tiled floor and door to:-

Ground Floor W.C

W.C, wash hand basin.

Lower Ground Floor

Steps lead from the rear hallway down to the two cellar rooms.

Cellar Room One 14'0" x 15'5" (4.29 x 4.72)

Feature ornamental cast iron fire, UPVC double glazed window, former gun store, power and

lighting, tiled floor, mains electric board and cupboard housing mains gas meter.

Cellar Room Two 14'9" x 12'10" (4.52 x 3.92)

Lighting and power, window to rear.

On The First Floor

Stairs rise from the hallway to the first floor landing with high ceiling, doors off to all rooms.

Master Bedroom 14'7" x 16'7" (4.45 x 5.08)

Feature walk in bay window with seat offering views over the Town, ornamental fire surround, built in shelving units either side, high ceiling with decorative cornice, radiator.

Bedroom Two 15'10" x 10'5" (4.85 x 3.20)

Two UPVC double glazed windows to rear, ornamental cast iron fire in surround, radiator.

Bathroom 9'8" x 5'10" (2.96 x 1.78)

Bath with mains shower over and side screen, wash hand basin, UPVC double glazed window to side, w.c, UPVC double glazed window to rear, radiator, part tiled walls.

On The Second Floor

Stairs rise from the first floor landing to the second floor with doors off to all rooms.

Bedroom Three 15'7" x 10'9" (4.77 x 3.28)

UPVC double glazed window to rear, radiator.

Bedroom Four 12'4" x 12'9" (3.77 x 3.90)

UPVC double glazed window to front, radiator.

Shower Room

Walk in shower enclosure with mains shower, w.c, wash hand basin, part tiled walls.

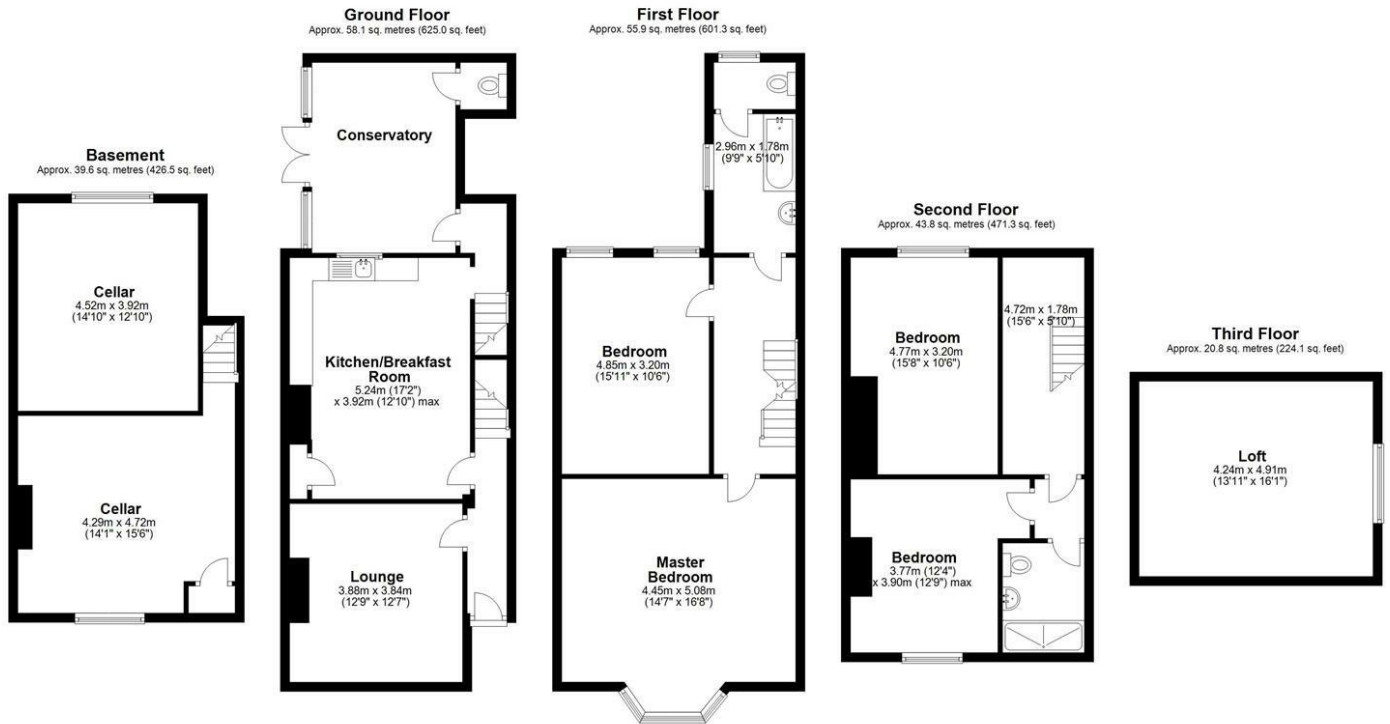
Attic room 13'10" x 16'1" (4.24 x 4.91)

Currently accessed via ladders the attic room has been converted with UPVC double glazed window, lighting and power. Opportunity to create a 5th bedroom by adding stairwell.

Outside

There is off road parking to the side of the house, leading to the rear patio alongside the conservatory, steps rise to the rear garden/patio area.

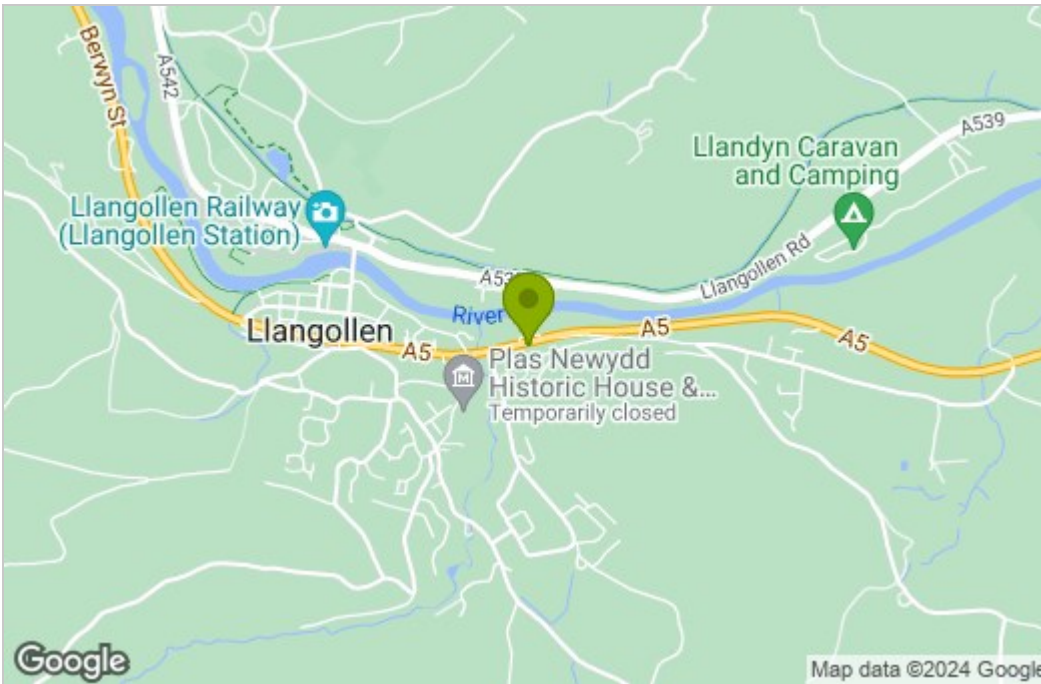
Floor Plan



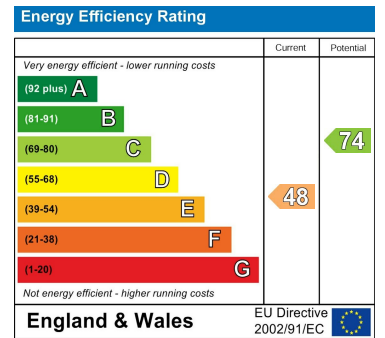
Total area: approx. 218.2 sq. metres (2348.2 sq. feet)

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



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