

Wingetts

More than just estate agents



22 Bishops Walk, Llangollen, LL20 8RZ

Price £264,950

Located within a highly sought after residential development just a short level walking distance from this popular riverside tourist town is this 4 bedroom mid terrace house offering private parking and an enclosed rear garden. The accommodation briefly comprises entrance porch to hallway with stairs off to the first floor landing, spacious lounge, newly fitted Wren kitchen/dining room with double doors to the conservatory giving access to the rear garden. The good sized fitted utility room is accessed from the rear garden and leads to the recently converted garage which is now a double bedroom with en-suite shower room, having French UPVC double glazed doors to front. The first floor landing leads to a further 3 bedrooms, master with newly appointed en-suite shower room and a newly fitted family bathroom. Externally, there is a lawned front garden with private driveway leading to the entrance porch and to the rear is an enclosed garden which enjoys a sunny aspect with patio area/astro turf and decked patio. Residents also have the use of a Riverside seating area.

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.

Directions

From the centre of Llangollen proceed along Castle Street over the bridge turning right at the T junction, continue for approximately 200 yards taking the first right hand turning into Bishop's Walk, as you proceed along Bishops Walk No 22 will be observed on the right hand side indicated by the Wingetts for sale board.

Accommodation

Covered entrance porch with tiled floor, glass panels to 3 sides and door to:-

Hall

Cloaks area, radiator and stairs off to the first floor.

Lounge 13'2" x 11'8" (4.01 x 3.56)

A good sized family lounge with UPVC double glazed bay window to front, Grey wood effect laminate flooring, coving to ceiling, TV aerial point, telephone point, useful alcove storage area and opens into:-

Kitchen/Dining Room 13'10" x 8'7" (4.22 x 2.62)

Newly appointed "Wren" fitted kitchen with a range of base and wall units complimented by work surface areas incorporating a 1 ½ bowl stainless steel sink unit with mixer tap with window above overlooking the rear garden with marble window cill. Ceramic hob with stainless steel extractor hood above, electric oven/grill, integrated fridge/freezer. Breakfast bar, part tiled walls, radiator and UPVC double glazed French doors to:-

Conservatory 13'7" x 7'11" (4.14 x 2.41)

UPVC double glazed windows to rear and sides, tiled floor, radiator, two wall light points and UPVC double glazed French doors giving access to the rear garden.

Utility Room

Fitted base and wall cupboards with work surfaces incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and double glazed window above overlooking the rear garden. Plumbing for washing machine, space for dryer, wall mounted Worcester gas combi boiler, ceiling hatch to roof void, tiled floor and door to:-

Ground Floor Bedroom (Four) 12'9" x 8'7" (3.89 x 2.62)

A double bedroom with UPVC double glazed French doors to front, radiator, new laminate flooring, ceiling spotlights and door to:

En-Suite

Appointed with a white suite of close coupled w.c, pedestal wash hand basin and walk in shower cubicle with mains shower, tiled floor and extractor.

On The First Floor

Stairs from the hall lead to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Master Bedroom 14'3" x 8'6" (4.34 x 2.59)

UPVC double glazed window to front, radiator, ceiling hatch to roof space and door off to:-

En-Suite

A White suite of large shower cubicle with electric shower, pedestal wash hand basin and close coupled w.c, window to rear, fully tiled walls.

Bedroom 11'9" x 9'8" (3.58 x 2.95)

UPVC double glazed window to front, useful airing cupboard, radiator.

Bedroom Three 9'1" x 7'8" (2.77 x 2.34)

Window to rear and radiator.

Bathroom

White suite of newly installed bath with mains shower over, inset wash hand basin, close coupled w.c a, fully tiled walls, tiled floor and heated towel rail.

Outside

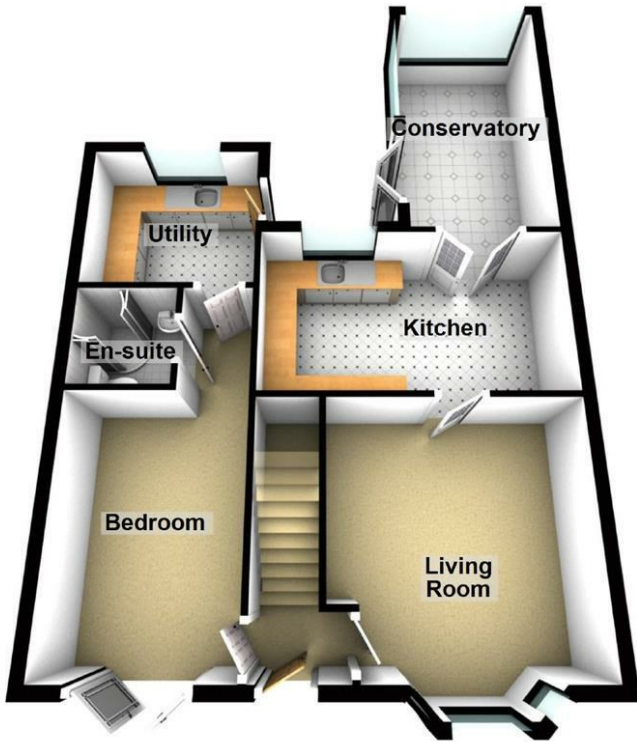


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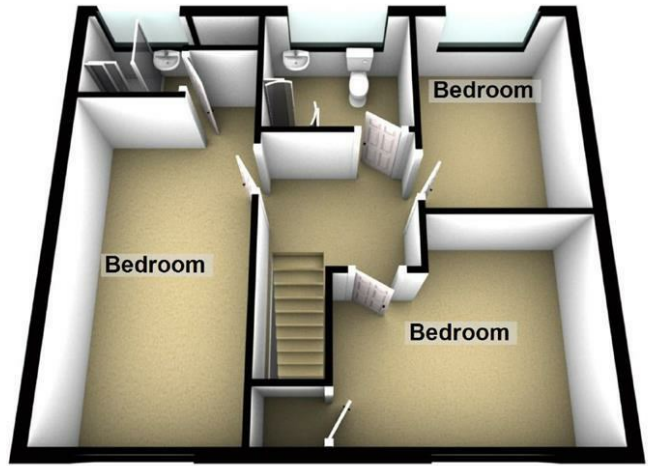


Floor Plan

Ground Floor

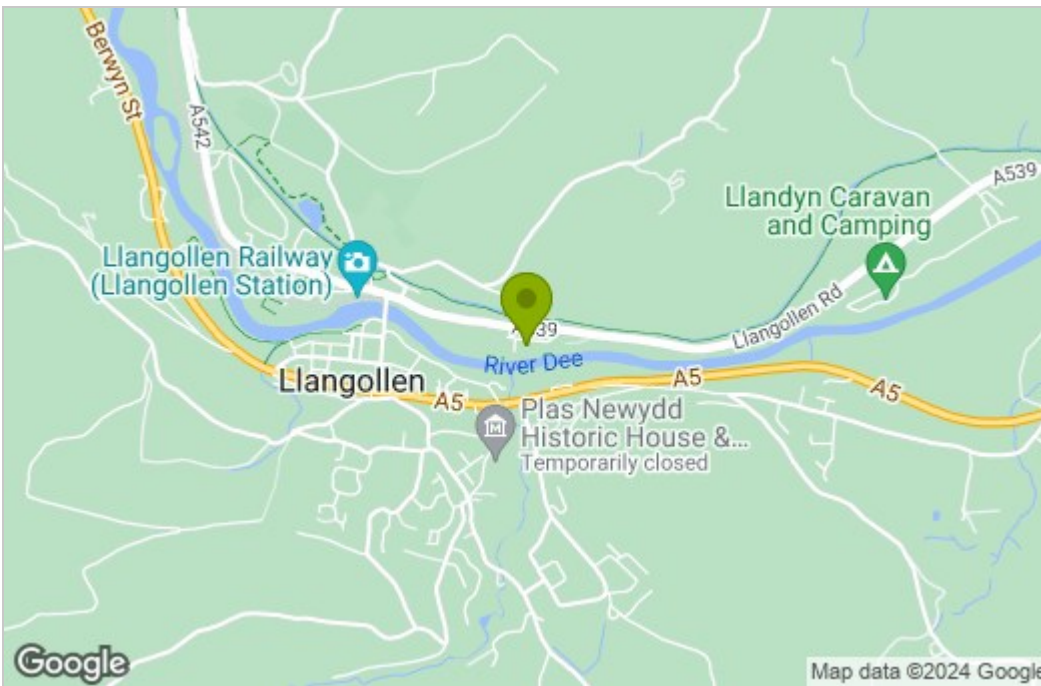


First Floor

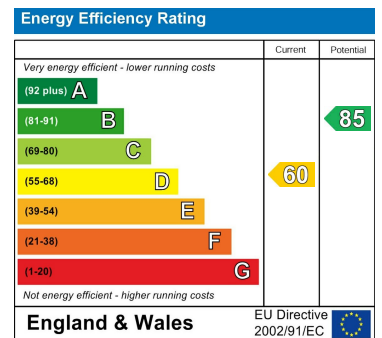


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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