

Wingetts

More than just estate agents



3 Glensbrook Cottages, Llangollen, LL20 8EE

Price £299,950

An impressive three bedroom end of terrace house situated on the River Dee, having fishing rights and accessed via Llangollen Canal. The picturesque location of Glensbrook Cottages has to be seen to be appreciated. Immaculate throughout, the accommodation briefly comprises entrance porch, newly appointed kitchen, spacious lounge/dining room with access to the balcony overlooking the River Dee. Three double bedrooms, Master bedroom with en-suite shower room and family bathroom. Benefiting from direct fast fibre internet connection. Externally there is private parking to front and useful timber storage/workshop with power & lighting, log store and enclosed garden. Early Inspection Essential.

Location

Pentrefelin is located in a stunning setting alongside the Llangollen Canal. The popular riverside tourist town of Llangollen is only 1.5 miles away, providing a good range of day to day shopping facilities, boutique style shops, restaurants and wine bars as well as both primary and secondary schools and a bus service into Wrexham. Good road links to the A483 allow daily commuting to the commercial and industrial centres within Wrexham, Chester and Oswestry. Due to the picturesque countryside surroundings, the area is popular amongst walkers and cyclists.

Directions

From our Llangollen office proceed along Castle Street, over the Dee Bridge taking a left hand turning onto Abbey Road, continue along Abbey Road past the Llangollen Pavilion and take the left hand turning signposted "Motor Museum", proceed over the canal bridge bearing right, then left towards the museum, where Glensbrook Cottages will be observed indicated by the Wingetts "For Sale" board.

Entrance Porch

Door with glazed panels and matching side window opens into the porch with cloaks area, tiled flooring, heater and internal door to:-

Hallway

Amtico flooring with Oak doors off and Oak stairwell rising to the first floor, tall radiator.

Lounge/Dining Room 12'0" x 20'6" (3.66 x 6.25)

Exposed brick chimney breast with multi fuel burner on tiled hearth, Oak flooring, UPVC double glazed window to rear and UPVC glazed door opening onto the balcony with steps leading down to the Riverside. Useful understairs storage cupboard, tall radiator.

Kitchen 6'11" x 12'2" (2.12 x 3.71)

Fitted with a range of base and wall units complimented by "Quartz" work surface areas incorporating "Belfast" sink with mixer tap over and UPVC double glazed window above. Range Master cooker with induction hob and extractor hood above, integrated fridge/freezer, integrated dishwasher, integrated "Neff" microwave, integrated washing machine, further UPVC double glazed window to front, tall radiator and Amtico floor.

On The First Floor

Oak turned stairwell leads to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Master Bedroom 11'10" x 10'11" (3.61 x 3.35)

UPVC double glazed window to rear overlooking the River, tall radiator and door to:-

En-Suite

Shower cubicle with electric shower, w.c, corner wash hand basin with vanity unit below, extractor fan.

Bedroom Two 9'1" x 8'11" (2.77 x 2.72)

Full length window from which to admire the views over the River Dee, radiator.

Bedroom Three 7'1" x 11'9" (2.17 x 3.59)

Another double bedroom which is currently used as an office with window to front and radiator.

Family Bathroom

White suite of "P" shaped bath with mains shower over and side screen, w.c, wash basin with vanity unit below, illuminated wall mirror, heated towel rail, airing cupboard housing the "Worcester" LPG boiler.

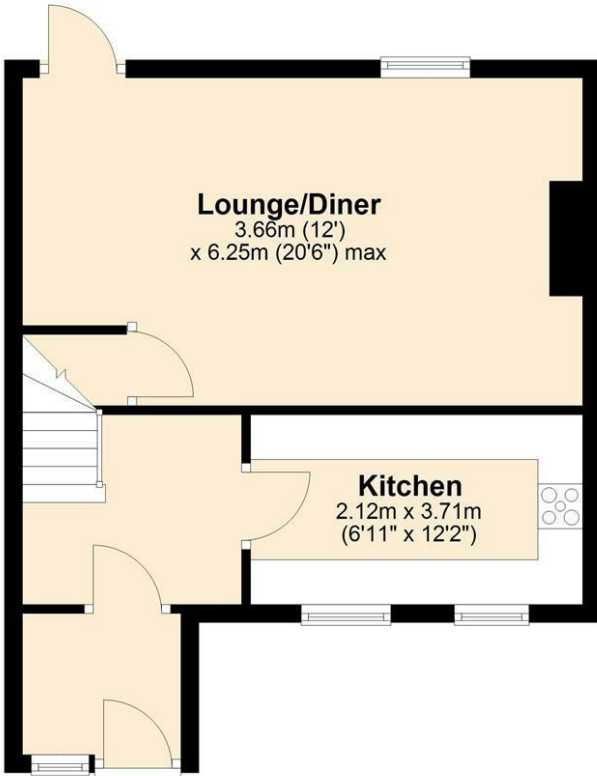
Outside

With two parking spaces to front, enclosed garden with lawn and patio areas which lead to the timber store with lighting and power and useful log shed. To the rear is the balcony off the lounge with steps down to the Riverside.

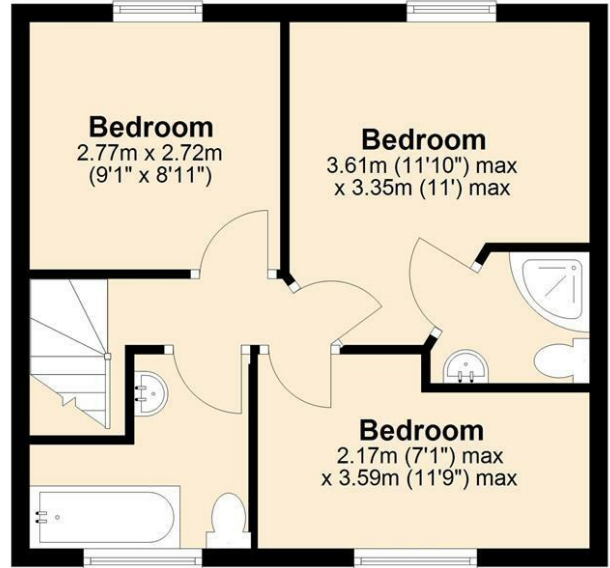


Floor Plan

Ground Floor

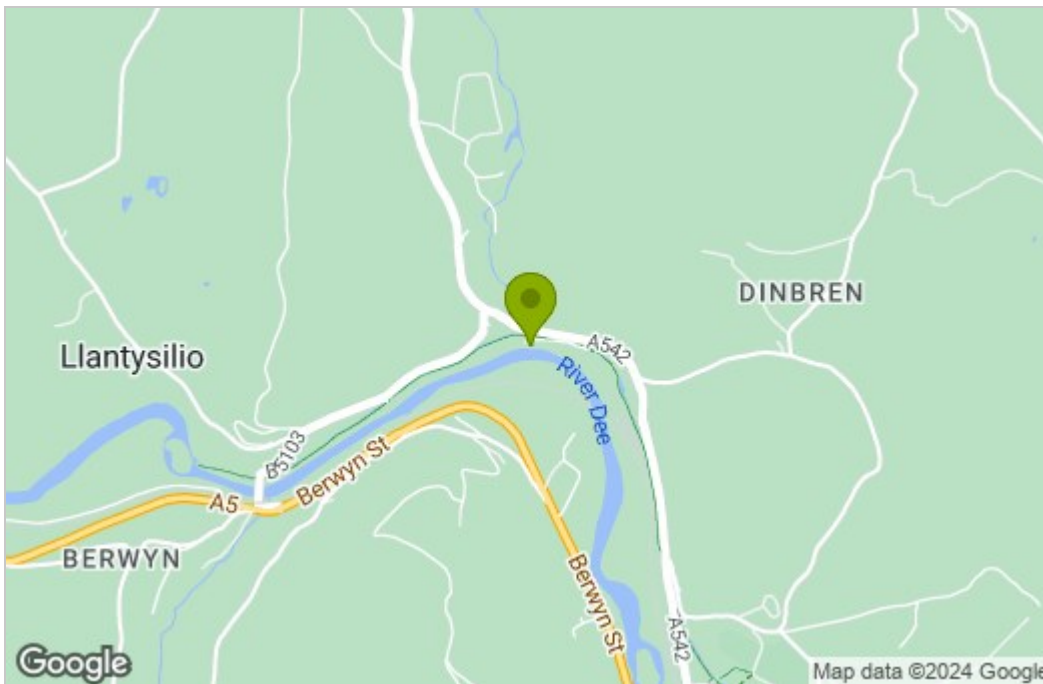


First Floor

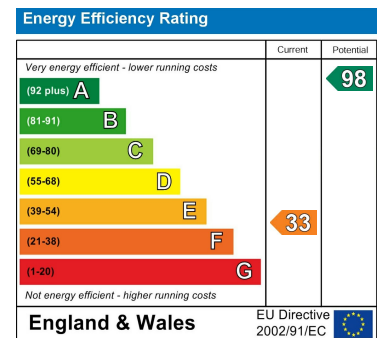


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 must 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.