

Wingetts

More than just estate agents



11 West Street

Llangollen, LL20 8RG

Price £120,000



A one bedroom terraced house situated in the centre of Llangollen within walking distance of the towns many amenities and the delightful Riverside Park. The property has been modernised throughout and finished with new carpets/laminate flooring. The accommodation comprises lounge, newly appointed kitchen, utility room, large bedroom with fitted wardrobes and good sized bathroom. Externally there is a shared courtyard to the rear. NO CHAIN - IDEAL INVESTMENT / FIRST TIME BUYERS



Location

Llangollen provides a convenient residential location renowned for its 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

New composite entrance door with glazed insert and glazed panel above opens into:-

Lounge 12'2" x 11'2" (3.73 x 3.42)

UPVC double glazed window to front with fitted blind, wall mounted electric fire with remote control, Grey laminate flooring, radiator and door to:-

Kitchen 11'3" x 6'10" (3.44 x 2.10)

Newly appointed with a fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over and UPVC double glazed window above with fitted blind. Electric hob with oven/grill below and extractor above, space for under counter fridge, radiator and door off to:

Utility Room

External door to shared courtyard, window to rear, plumbing for washing machine and work surface.

On The First Floor

Turned staircase rises from the kitchen to the first floor landing with window to front offering a good degree of natural light, new Grey fitted carpet and doors off to:-

Bedroom 12'4" x 11'2" (3.77 x 3.42)

Good sized double bedroom with range of fitted wardrobes, UPVC double glazed window to front with fitted blind, radiator.

Bathroom 8'10"x 6'9" (2.70x 2.08)

White suite of bath with mains shower over and side screen, w.c, wash hand basin, wipe clean panels to walls, UPVC double glazed window to rear, heated towel rail, airing cupboard housing the "Worcester" combi boiler, ceiling hatch to roof space.

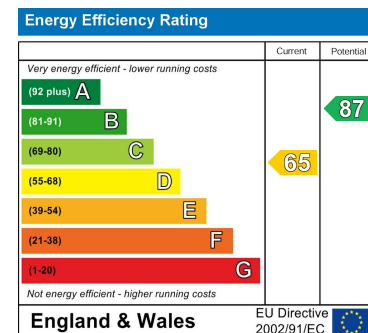
Outside

Rear shared courtyard with access to side alley leading onto John Street.

Area Map



Energy Efficiency Graph



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