

Wingetts

More than just estate agents



Hafren, Berwyn Street, Llangollen, LL20 8NB

Price £225,000

A spacious and well appointed three double bedroom Victorian Townhouse situated within easy reach of all the amenities the picturesque town of Llangollen has to offer. The accommodation is arranged over four floors and has undergone a tasteful refurbishment by the current owners whilst retaining the original features throughout the property. Briefly comprising a canopy porch with stained glass entrance door, Victorian tiled hall, lounge with bay window, spacious open plan kitchen/dining room, utility to cellar and further 2 large cellar rooms. The first floor includes two double bedrooms and family bathroom. Master bedroom to the second floor with stylish bathroom. Externally there is a garden to the front and enclosed patio to side with outbuildings to the rear. 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. Popular amongst walkers and cyclists due to the stunning landscape.

Accommodation

Canopy porch with decorative stained glass entrance door and matching side window panels, opens to:-

Entrance Hall

Victorian patterned tiled floor, cornice to ceiling, radiator, spindled staircase rising to the first floor and doors off to:-

Lounge 13'11" x 13'11" (4.25 x 4.26)

Large family lounge with double glazed bay window to front having built in window seat, ornamental fireplace, exposed wood flooring, cornice to ceiling and central decorative ceiling rose

Open Plan Kitchen/Dining Room

Ideal living/entertaining space

Kitchen Area

Newly appointed fitted kitchen with a range of base and wall units complimented by work surface areas with 1 1/2 bowl sink unit having mixer tap over and double glazed window above. Integrated fridge/freezer, integrated dishwasher, gas hob with electric oven/grill below and stainless steel extractor hood above, breakfast bar, UPVC part glazed external door.

Dining Area 12'4" x 12'4" (3.78 x 3.77)

Exposed brick chimney with tiled hearth, double glazed window and radiator.

Cellar Rooms

Stairs from the kitchen lead down to the Utility room and two further cellar rooms.

Utility 13'11" x 6'0" (4.25 x 1.85)

Plumbing for washing machine, space for condenser dryer.

Cellar One 13'11" x 14'0" (4.25 x 4.27)

Window to front, lighting and leads into:-

Cellar Two 11'7" x 12'7" (3.55 x 3.85)

Great storage room with wall mounted "Worcester" combi boiler (2 years old)

On The First Floor

Spindled staircase rises from the hallway to the first floor landing having large window to front and doors off to all rooms.

Bathroom

"P" shaped bath with electric shower over, wash basin, w.c, double glazed window, radiator.

Bedroom 13'11" x 13'11" (4.25 x 4.26)

Large bedroom with high ceilings, window to front, ornamental fireplace and useful built in wardrobe, radiator.

Bedroom 12'4" x 13'11" (3.78 x 4.26)

Large double bedroom with window to rear, radiator and ornamental fireplace.

On The Second Floor

Stairs rise from the first floor onto the second floor landing with ceiling hatch and doors off to:-

Master Bedroom 12'4" x 18'2" (3.76 x 5.55)

Spacious master bedroom with window to front and velux to rear, beams to ceiling, radiator.

Bathroom

Bath with shower take off, w.c, wash hand basin, wipe clean panels to walls, heated towel rail.

Outside

Dwarf wall with decorative rails to front and matching gate opening to entrance path with garden either side and steps to entrance door. To the side is an enclosed patio, laid with artificial lawn and having outdoor lighting, steps down to the rear garden with two useful store sheds and rear gate to side alley.

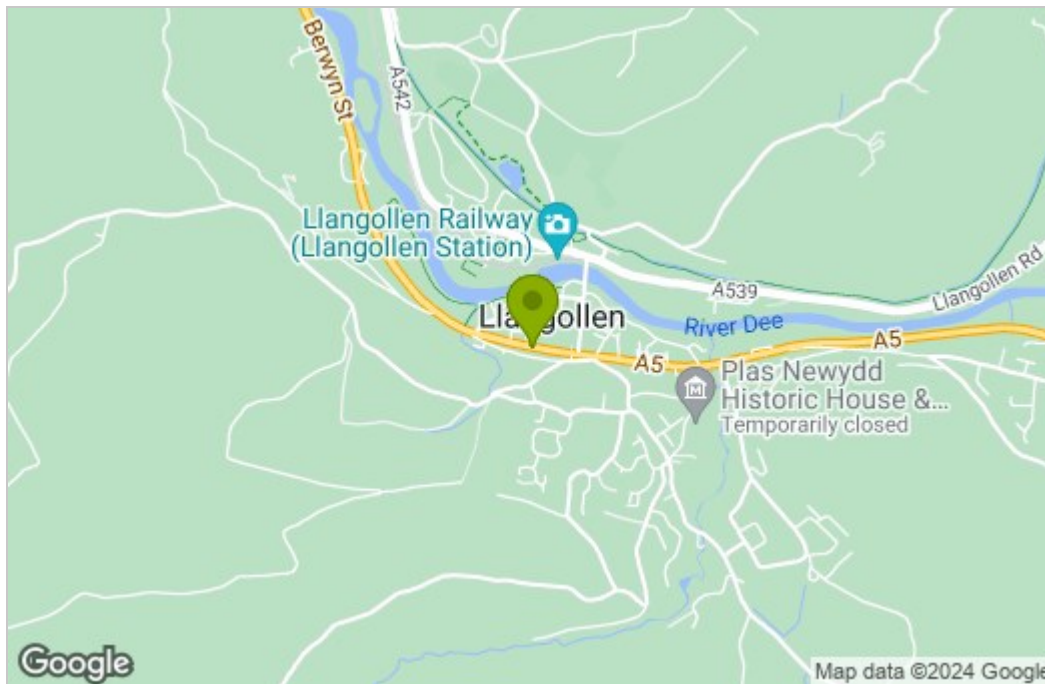


Floor Plan



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.