

Wingetts

More than just estate agents



5 Castle Buildings, Llangollen, LL20 8HG

Price £220,000

A recently renovated four bedroom terraced house located in a slightly elevated position offering views towards Castell Dinas Bran. The accommodation is arranged over three floors and briefly comprises spacious family lounge with wood burner, new fitted kitchen, four bedrooms and well appointed family bathroom. Externally there is an enclosed garden to front from which to enjoy the views and garden to rear. Two parking areas offering off road parking for two cars. Gas central heating and UPVC double glazing throughout. Energy Rating D.

Location

Situated in a slightly elevated location that allows for stunning views across the town centre towards Castell Dinas Bran and the surrounding natural landscape. All the shopping facilities, restaurants, coffee shops and bars are within walking distance together with both primary and secondary schools, health centre, dentist etc. The picturesque riverside and Canal walks are a particular attraction together with the outdoor sporting activities and festivals that the town has to offer.

Accommodation

Newly fitted composite entrance door with glazed panels and welcome light over opens into:-

Lounge 14'3" x 14'4" (4.35 x 4.39)

UPVC double glazed window to front, central wood burner, laminate flooring, beams to ceiling, two wall light points, radiator.

Kitchen

Newly fitted kitchen with a range of Grey fronted base, drawer and wall units complimented by work surface areas incorporating sink unit with extendable tap over, integrated oven and grill, induction hob with extractor over, plumbing for washing machine, space for dish washer, space for fridge/freezer, cupboard housing wall mounted "Worcester" combi boiler, tiled floor, extractor, cupboard housing mains electric board, radiator and UPVC part glazed external door.



On The First Floor

Stairs from the lounge rise to the first floor landing with window to side, useful storage cupboard and doors off to all rooms.

Bedroom One 13'1" x 9'8" (4.01 x 2.95)

UPVC double glazed window to front, built in wardrobes, drawers and dressing table, laminate flooring and radiator.

Bedroom Two 8'10" x 8'6" (2.70 x 2.61)

UPVC double glazed window to rear, laminate flooring and radiator.

Bathroom

Newly appointed bathroom comprising White suite of bath with mains shower over and side screen, w.c, wash hand basin, wall mounted illuminated mirror, heated towel rail, part tiled walls and extractor.



On The Second Floor

Stairs from the first floor rise to the second floor landing with doors off to:-

Bedroom Three 9'6" x 14'7" (2.92 x 4.45)

Large UPVC window to front with far reaching views beam to ceiling, radiator.

Bedroom Four 14'7" x 14'5" (4.46 x 4.40)

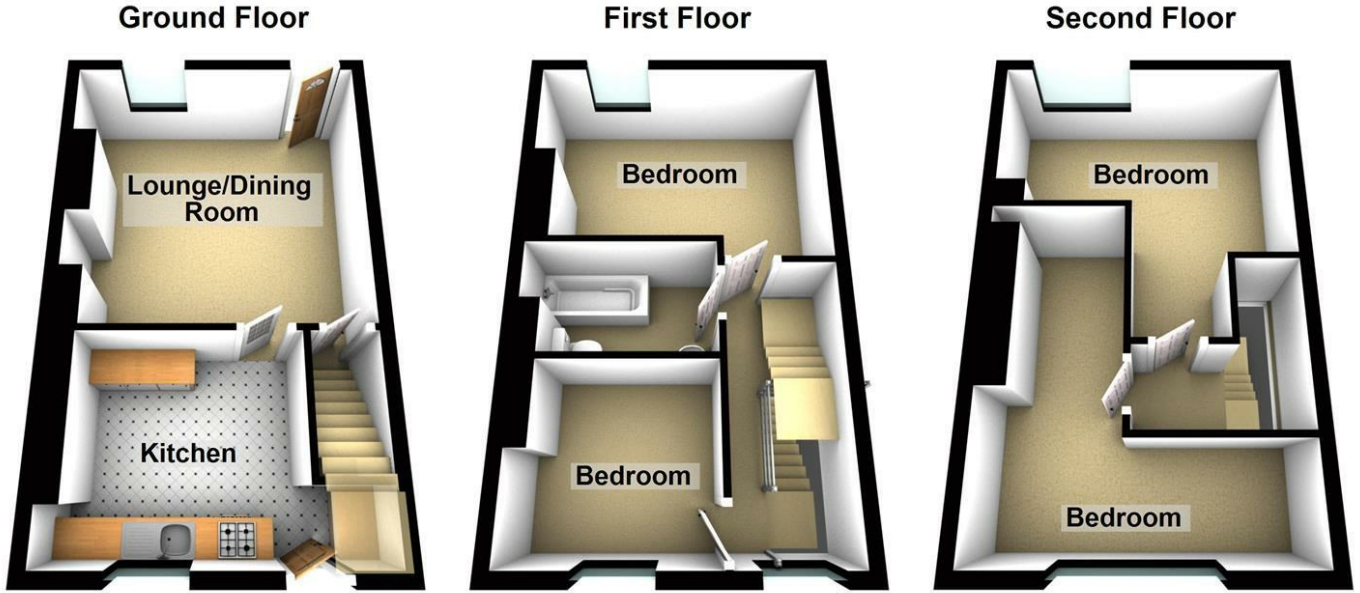
Large UPVC double glazed window to rear, beam to ceiling, exposed brick wall, radiator.



Outside

Enclosed paved garden to front from which to enjoy outdoor dining whilst admiring the views towards Castell Dinas Bran. The rear garden has a useful covered storage area and patio with gated access into rear the ally.

Floor Plan

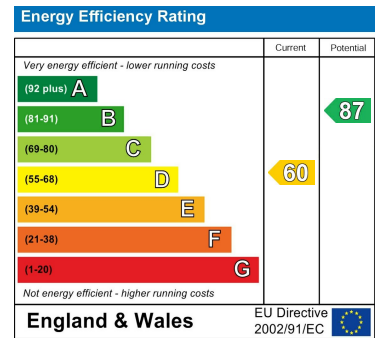


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
 www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.