

---

# Wingetts

More than just estate agents

---



## **Erw Fach, Regent Street, Llangollen, LL20 8HS**

**Price £275,000**

A three bedroom semi detached house set in a secluded position yet level walking distance to all the town's amenities. Erw Fach is a pleasant addition to the Llangollen market having three good sized bedrooms, garage and drive. The accommodation briefly comprises welcoming entrance hall, ground floor w.c, lounge with bay window, dining room with patio doors to the rear garden and kitchen. The first floor has three double bedrooms and family bathroom. Externally there is a driveway with ample off road parking, garage and enclosed low maintenance rear garden. NO CHAIN. Early inspection essential.



## 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.

## Accommodation

Entrance door with canopy over opens into:-

### Entrance Hall

Welcoming and spacious entrance hall with stairs rising to the first floor, radiator and doors off to all rooms:-

### Ground Floor W.C

W.C, wash hand basin, window to side, storage cupboard and radiator.

### Lounge 13'10" x 11'9" (4.24 x 3.60)

Spacious family lounge with feature large bay window, radiator and doors opening into:-

### Dining Room 9'0" x 9'10" (2.76 x 3.01)

Double glazed patio doors opening into the rear garden, radiator and door to:-

### Kitchen 5'7" x 9'10" (1.72 x 3.01)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap and double glazed window above over looking the rear garden. Electric hob with extractor above and oven below, space for washing machine, space for dishwasher, space for fridge/freezer, wall mounted NEW Worcester gas boiler, under stairs cupboard housing the mains electrical box, external door to garden.

### On The First Floor

Stairs rise from the hallway to the first floor landing, ceiling hatch with pull out ladder, second ceiling hatch, airing cupboard housing the hot water tank, window to rear and doors off to all rooms.

### Bedroom One 11'11" x 9'11" (3.64 x 3.04)

Double glazed window to front with views towards Castell Dinas Bran, radiator.

### Bedroom Two 7'10" x 11'8" (2.41 x 3.57)

Double glazed window to rear, radiator.

### Bedroom Three 8'8" x 9'11" (2.66 x 3.04)

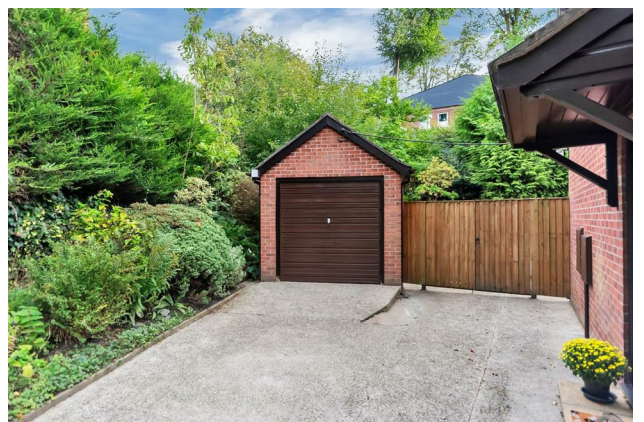
Double glazed window to front, radiator.

### Bathroom

Bath, w.c, wash hand basin, shower enclosure with mains shower, window to rear, part tiled walls and radiator.

### Outside

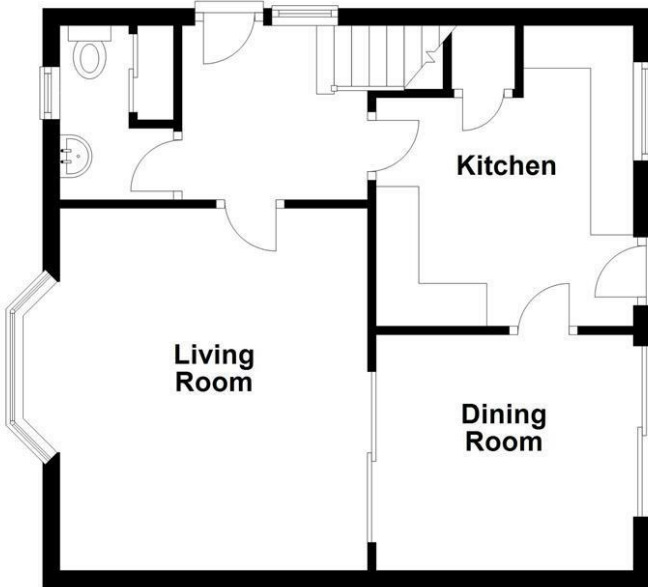
Approached via the driveway with ample parking for 3-4 cars leading to the detached garage with power and lighting. Lawned garden to front and mature shrubs to boundary. Gate opens into the rear garden which is mainly paved with steps leading to decorative borders. External PIR activated lighting to front and rear.



# Floor Plan

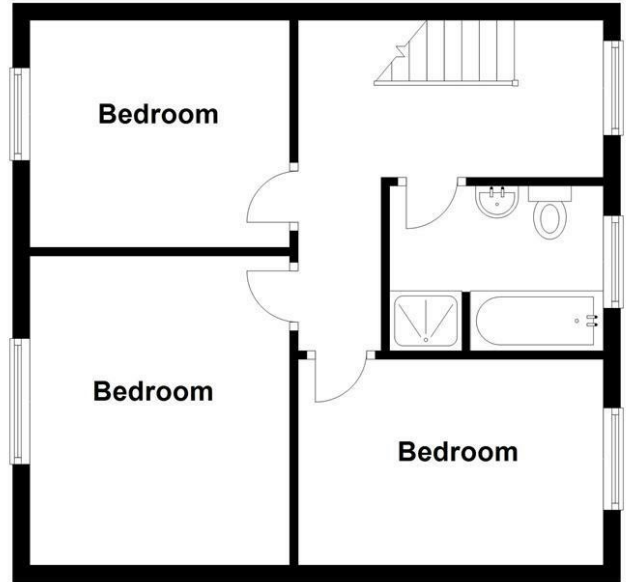
## Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



## First Floor

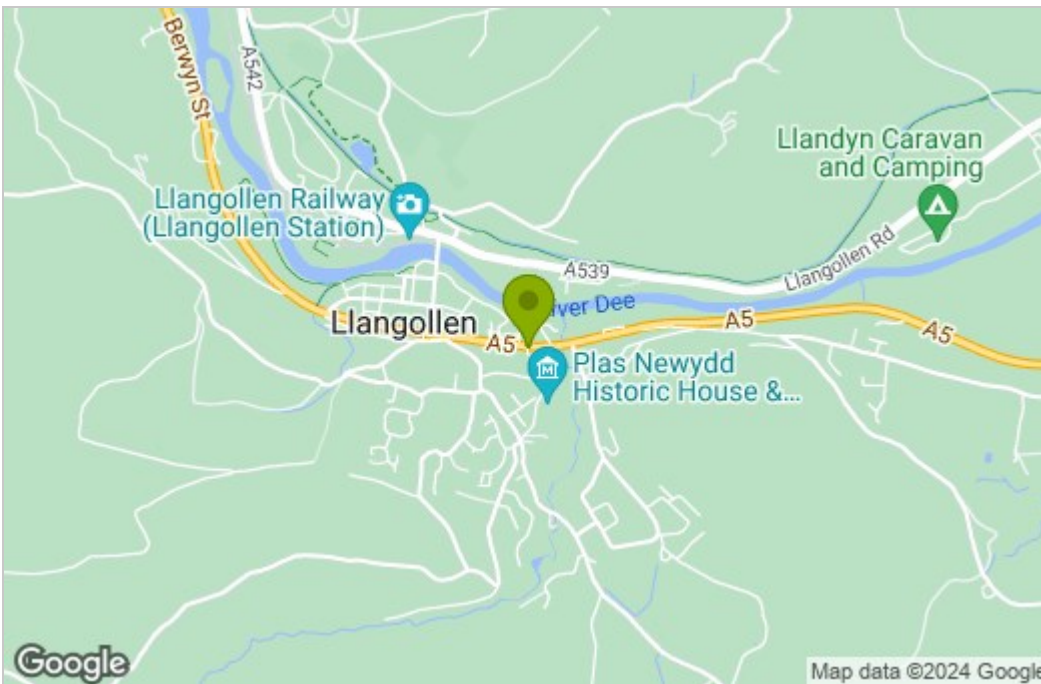
Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.5 sq. feet)

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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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.