



3 Green Lane

Llangollen, LL20 8TD

Price £154,995



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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

UPVC entrance door opens into:-

Entrance Hall

With stairs rising to the first floor and door off to:-

Lounge

12'9" x 9'6" (3.90 x 2.90)

UPVC double glazed window to front, beams to ceiling, mantle beam, wall mounted electric heater and door to:-

Dining Room

6'5" x 10'0" (1.97 x 3.06)

UPVC double glazed window to rear, wall mounted electric heater, beams to ceiling and door to:-

Kitchen

9'0" x 6'7" (2.76 x 2.01)

Base and wall units with stainless steel sink unit with window above, plumbing for washing machine, space for fridge freezer and external door.

On The First Floor

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

Bedroom One

11'10" x 13'1" (3.63 x 4.00)

UPVC double glazed window to front.

Bedroom Two

6'7" x 7'3" (2.01 x 2.22)

UPVC double glazed window to rear.

Bathroom

9'0" x 6'7" (2.76 x 2.01)

Bath with electric shower over, wash hand basin, w.c, UPVC double glazed window, part tiled walls.

Outside

To the front is a patio area and to the rear is a good sized garden with views over the Llangollen Railway and River Dee.



Road Map



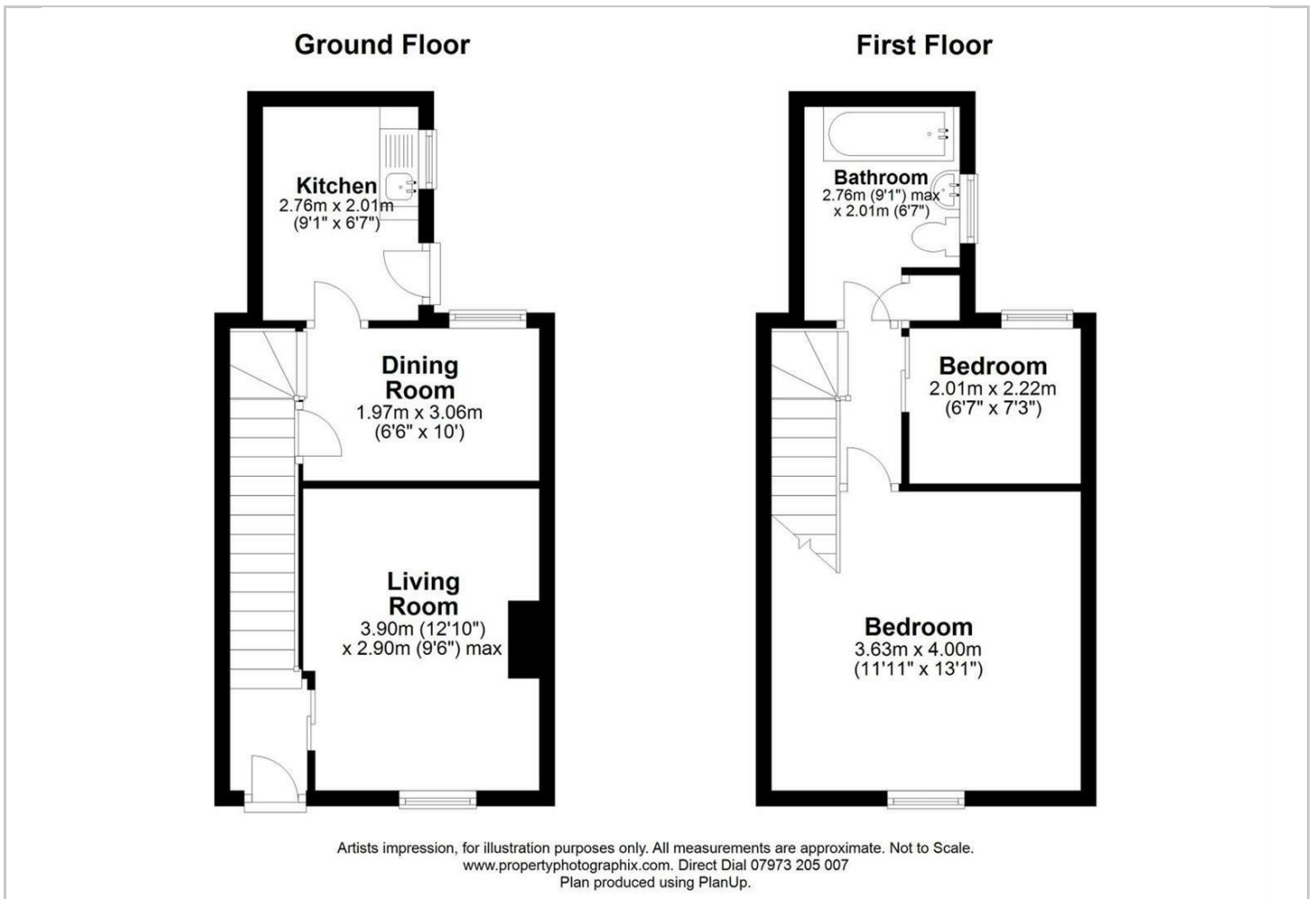
Hybrid Map



Terrain Map



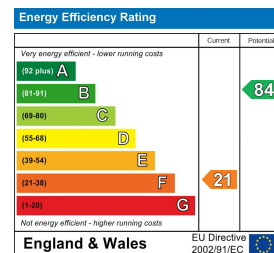
Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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