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# Wingetts

More than just estate agents

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**5 Craig Y Don, Llangollen, LL20 8LD**

**Offers In Excess Of £100,000**

A one bedroom, two storey town house located within the picturesque town of Llangollen, spacious living accommodation benefiting from full double glazing and electric central heating. The accommodation briefly comprises open plan kitchen/lounge with feature exposed wall and wood burner. The first floor has a large bedroom and good sized bathroom. Parking space available by separate negotiation with the vendors. NO CHAIN

### Location

Llangollen provides an excellent range of local amenities including shops, primary and secondary schools, social amenities etc. And is highly renowned for its picturesque setting on the River Dee. Good road links via the A5 and A483 trunk roads provide daily commuting to the major commercial and industrial centres to the North and East whilst to the West lies the magnificent Snowdonia National Park.

### Entrance

Approached through a double-glazed door, radiator, stairs rising to first floor landing and door to:-

### Open Plan Lounge & Kitchen 16'6" x 18'4" (5.03 x 5.59)

Spacious lounge area with double-glazed window to front, multi fuel burner set in exposed chimney and feature wall, radiator. The kitchen area is fitted with a range of base and wall cupboards having laminate topped work surfaces incorporating sink unit with mixer tap, electric cooker and extended breakfast bar.

### Bedroom 10'0" x 18'4" (3.06 x 5.59)

Feature bay window to front with views of the River Dee, radiator.

### Bathroom 7'10" x 5'1" (2.39 x 1.55)

Bath with electric shower over, easy clean panels, w.c, wash hand basin, recess shelving, window, cupboard housing the hot water tank.

### Parking

Parking space available by separate negotiation with the vendors.

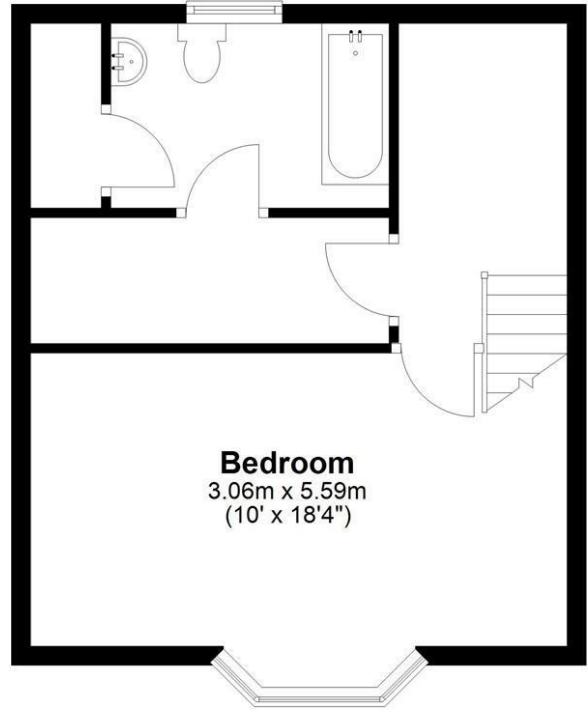




# Floor Plan

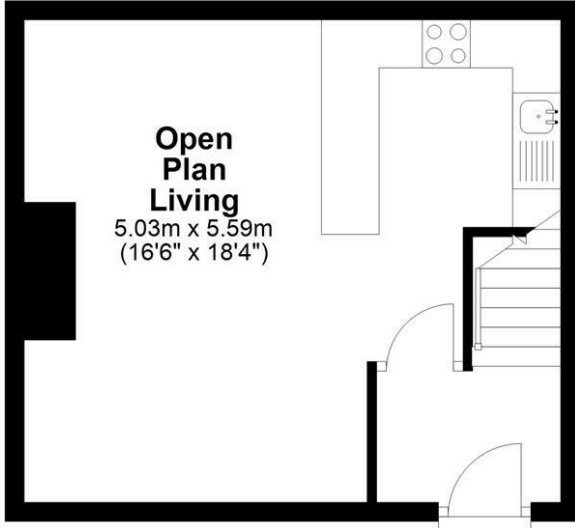
## First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



## Ground Floor

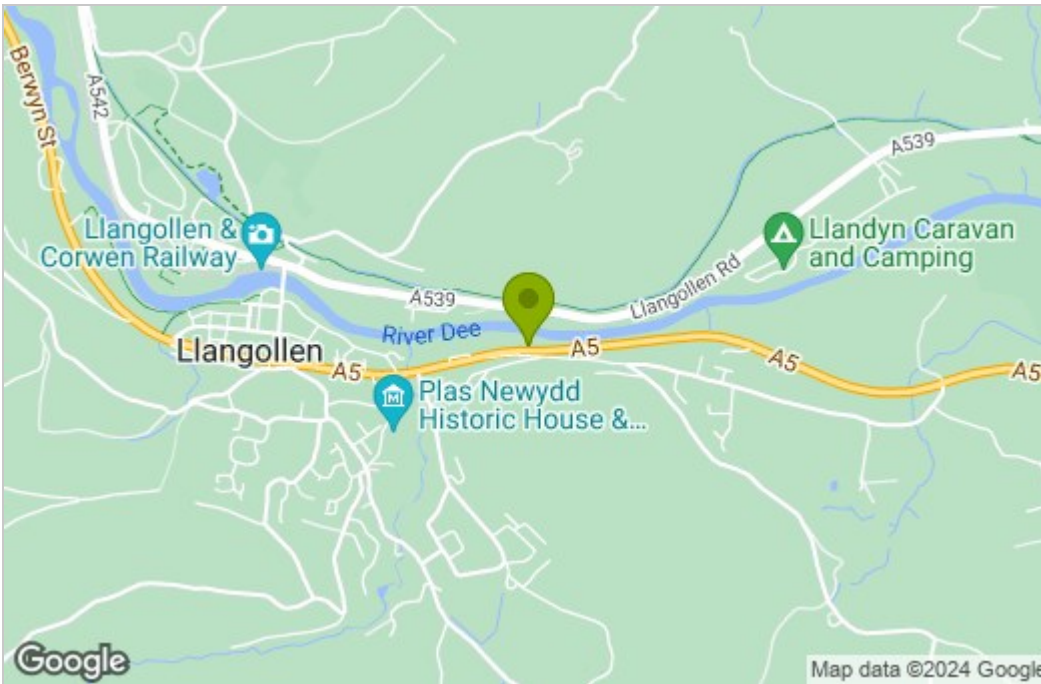
Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 64.7 sq. metres (696.1 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			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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