
Wingetts

More than just estate agents



32 Market Street, Llangollen, LL20 8PS

Price £159,950

An immaculate one bedroom terrace house with enclosed rear garden located in the heart of the picturesque riverside town of Llangollen. Having been extended and modernised by the current owners the accommodation briefly comprises lounge with open aspect into the extended kitchen/dining room, newly appointed kitchen, skylight over dining area and bi folding doors into the delightful enclosed rear garden from which to enjoy outdoor entertaining. The first floor has a double bedroom with fitted wardrobes and large shower room. Energy Rating D (60)

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 and transport links provide easy daily commuting to major commercial and industrial centres throughout the area.

Accommodation

Navy composite entrance door with glazed panel above opens into:-

Lounge 13'4" x 10'11" (4.08 x 3.35)

UPVC double glazed window to front with fitted shutter blind, central chimney breast with hearth and beam over, built in cupboard housing the mains gas and electric, radiator, laminate flooring, stairs off to the first floor and open aspect into:-

Kitchen/Dining Room 9'7" x 10'11" & 5'5" x 10'11" (2.94 x 3.35 & 1.66 x 3.35)

A lovely feature of the house is the recently extended kitchen/diner with the benefit of bi folding doors into the enclosed rear garden, giving that inside/outdoor feel with a great degree of natural light. The kitchen area is fitted with a range of base and wall units complimented by work surface areas incorporating stylish black one and a half sink unit with drainer and mixer tap over. Gas hob with tiled splashback, electric oven below and stainless steel extractor hood above, integrated fridge/freezer, plumbing for washing machine, breakfast bar with radiator under, useful under stairs storage cupboard, spotlights, large skylight over dining area, tall radiator and laminate flooring.

On The First Floor

Stairs rise from the lounge to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Bedroom 13'4" x 10'11" (4.07 x 3.35)

Double bedroom with UPVC double glazed window to front, radiator. Seven door fitted wardrobes having a range of hanging rails and shelving.

Shower Room

Walk in shower enclosure with mains shower and glazed side screens, w.c, wash hand basin with vanity unit below, frosted UPVC window to rear, cupboard housing "Glow Worm" combi boiler (3yrs old) heated towel rail.

Outside

Decorative railing and matching gate to front, tiled step to entrance door. The rear garden has been designed for ease of maintenance whilst providing a lovely outdoor dining area, laid with local slate and

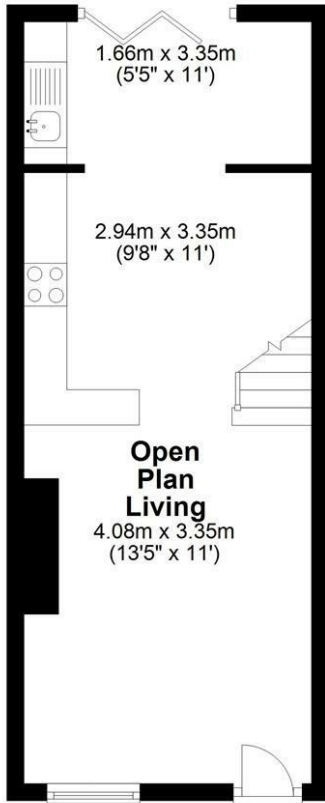
raised pergola paved patio, useful store shed, outside



Floor Plan

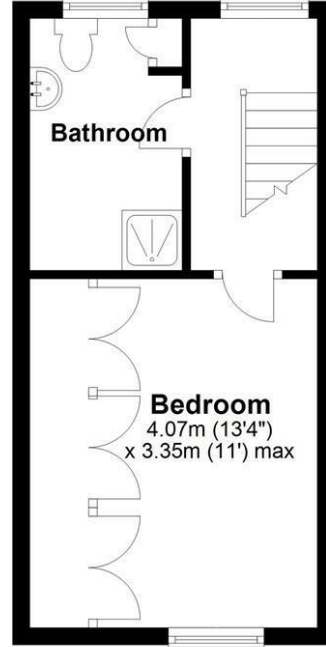
Ground Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



First Floor

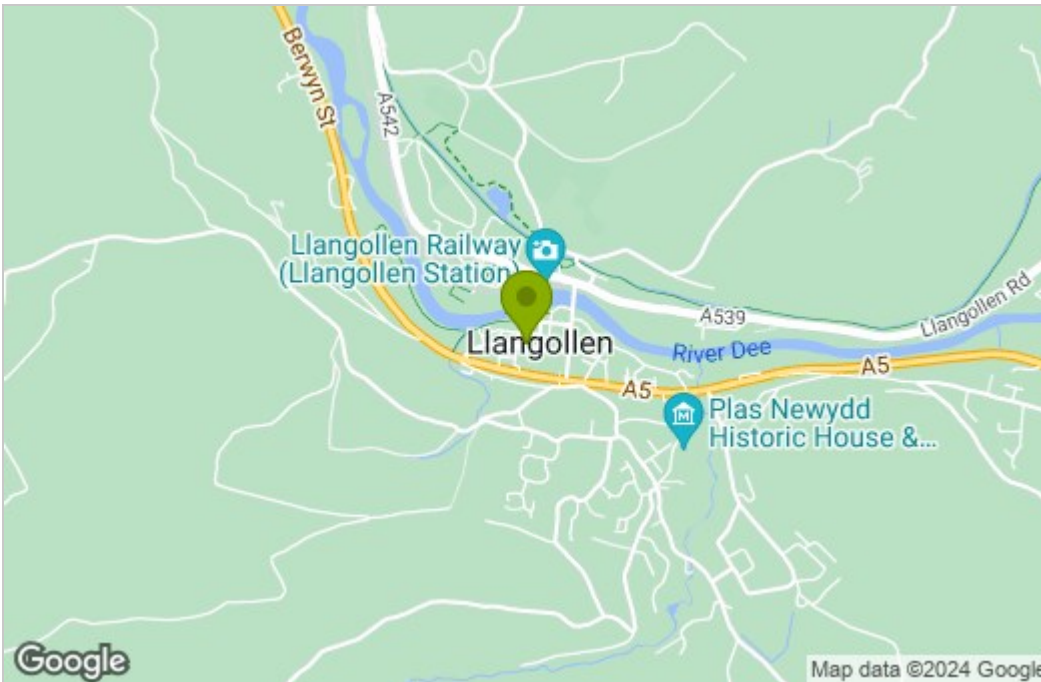
Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 53.8 sq. metres (579.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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