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# Wingetts

More than just estate agents

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## Argoed Lodge Gate Road, Llangollen, LL20 7RH

**Price £450,000**

A unique opportunity to purchase this substantial four bedroom Victorian lodge which sits in delightful gardens in an area of outstanding natural beauty and alongside the Canal. Argoed Lodge has been sympathetically restored and extended by the current vendors to ensure its original character is retained whilst giving all the comforts of modern day family living. The stylish accommodation briefly comprises ground floor double bedroom, dual aspect lounge with multi fuel burner, spacious family dining room open into the impressive kitchen with access to both gardens and ground floor shower room. The first floor offers a master bedroom with lovely far reaching views over the valley, two further bedrooms and shower room. Externally the large sunny aspect garden is a real feature providing a safe family environment, gardens to front and side. NO CHAIN



## Location

Famous for its Aqueduct built by Thomas Telford & having world heritage status Froncysyllte lies approximately five miles from the popular tourist town of Llangollen with its wide range of shopping facilities, bars, restaurants, doctors etc. The area is popular amongst walkers due the Offas Dyke footpath running through it and its natural stunning countryside views over the River Dee. There are excellent road links allowing for daily commuting to the commercial and industrial centres of the region.

## Accommodation

Pillared entrance porch with tiled floor and canopy over leads to the entrance door which opens into:-

### Entrance Hall

Welcoming entrance hall with turned stairwell off, utility cupboard with plumbing for washing machine and door to:-

### Ground Floor Bedroom 12'3" x 11'11" (3.75 x 3.64)

Large sash window to front, radiator.

### Lounge 12'11" x 12'11" (3.94 x 3.95)

Light and airy lounge with dual aspect from the bay window to front and sash window to side with far reaching views, multi fuel burner, built in cupboard.

### Dining Room 11'3" x 12'11" (3.44 x 3.95)

Spacious family room with multi fuel burner, sash window to side enjoying views over the garden and valley, under floor heating and tiled floor which continues into the:-

### Kitchen/Breakfast Room 11'3" x 17'3" (3.45 x 5.26)

Impressive family kitchen fitted with a range of Grey fronted base and wall units complimented by work surface areas incorporating Black one and a half bowl sink unit with drainer and mixer tap. having spray head over. Window to side, Range cooker, wine cooler, plumbing for dishwasher, space for fridge/freezer, island with storage and breakfast bar seating, under unit lighting, lower unit lighting, spotlights to ceiling, under floor heating. stable door to side courtyard, patio doors out to the rear garden and door to:-

### Ground Floor Shower Room

Shower enclosure with mains shower, w.c, wash hand basin, heated towel rail, tiled walls and extractor.

### On The First Floor

Turned stairwell rises from the hallway with large window overlooking the Canal and continues to the spacious first floor landing, doors off to all rooms.

### Master Bedroom 12'11" x 12'11" (3.94 x 3.95)

Stunning dual aspect through the two sash windows affording views over the valley, radiator.

### Bedroom Three 12'0" x 11'11" (3.66 x 3.65)

Another double bedroom with sash window to front, radiator.

### Bedroom Four 11'6" x 7'0" (3.53 x 2.14)

Sash window to side with lovely views, radiator.

### Shower Room

Shower enclosure with mains shower, w.c, wash hand basin with drawer unit below, frosted window, radiator with towel rail over, extractor, tiled walls.

### Outside

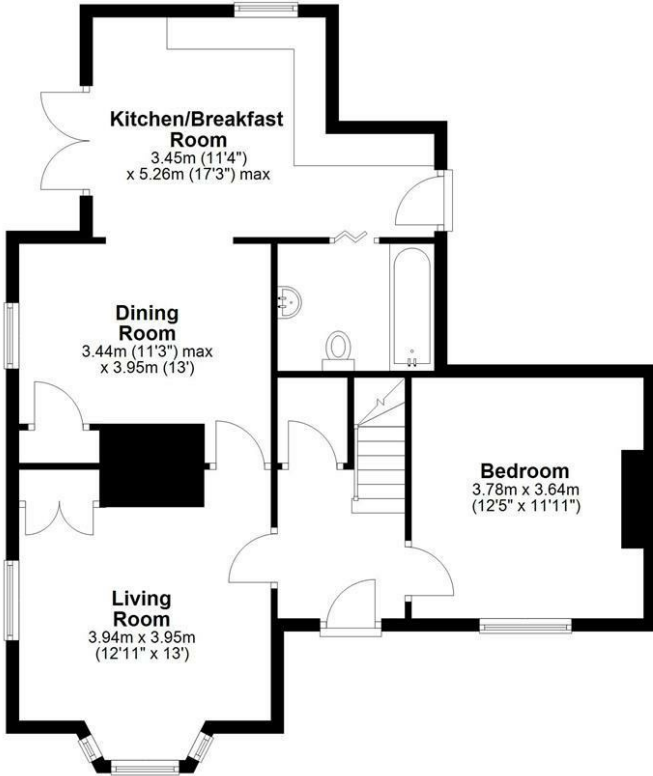
The delightful gardens are a real feature of this property with large sunny aspect rear garden with three tiered decked patio areas, space for hot tub, artificial lawn, stocked borders, summer house/craft room, storage, outdoor power supply and far reaching views over the valley. The enclosed side garden has gated access to the Canalside, paved patio and stocked borders which continue around the house to the front entrance porch.



# Floor Plan

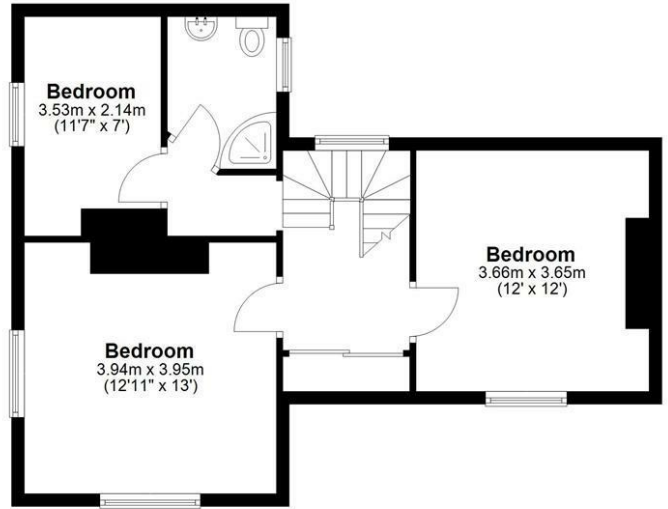
## Ground Floor

Approx. 72.8 sq. metres (783.5 sq. feet)



## First Floor

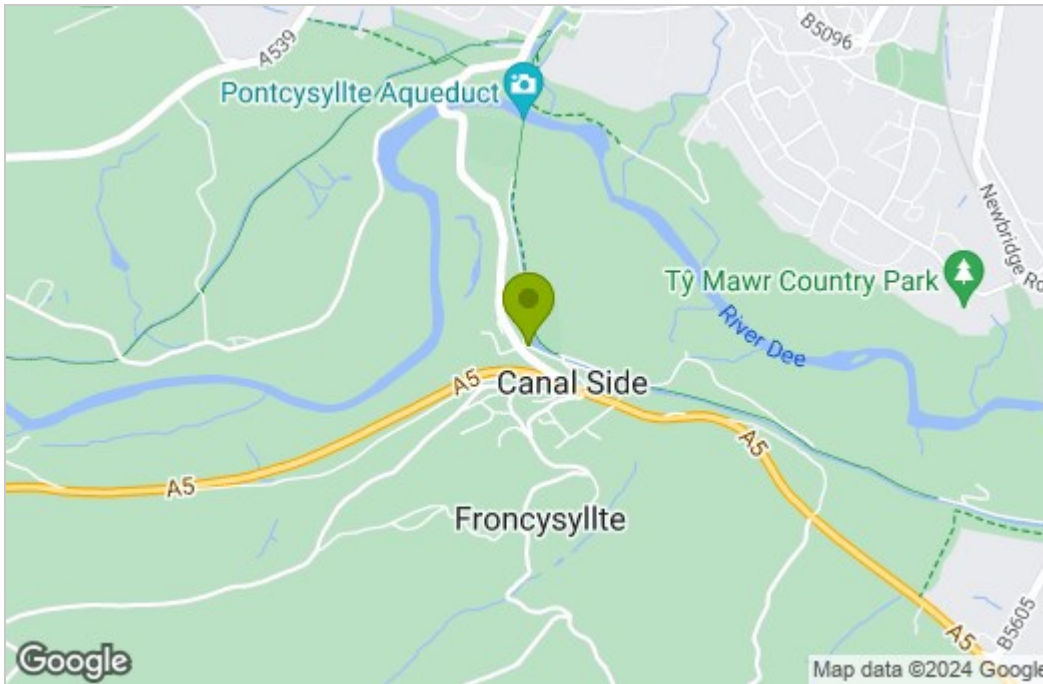
Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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