

Wingetts

More than just estate agents



Cygnnet, Carrog, LL21 9AY

Price £139,950

A charming and quaint one bedroom semi detached cottage located overlooking the river in the sought after village of Carrog. The location must be viewed to be appreciated. Cygnnet offers well appointed accommodation whilst giving the tranquil and stunning setting from which to enjoy outdoor entertaining from its patio areas. The accommodation comprise lounge with multi fuel burner, dining area, kitchen, good sized double bedroom and bathroom. UPVC double glazing throughout, electric heating, mains drainage. NO CHAIN

Location

The pretty and flourishing village of Carrog lies just eight miles to the west of Llangollen. The village benefits from an excellent local primary school, in addition to which there is the widely known and award winning Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway.

Accommodation

UPVC part glazed door opens into:-

Lounge 3.65 x 3.31

Quarry tiled floor, far reaching views through the UPVC double glazed window, multi fuel burner, tv point, radiator, useful under stairs storage cupboard and stairs off to the first floor.

Entrance Hall & Dining Room 7'4" x 7'4" (2.24 x 2.24)

UPVC double glazed patio doors (used as the main entrance by the current vendors) commands views over the river and valley with patio directly outside, opens into:-

Kitchen

Fitted base and wall unit with work surface area incorporating sink unit with mixer tap over and delightful view over Carrog through the UPVC double glazed window above. Electric oven and hob, space for under counter fridge/freezer, spot lights to ceiling, slate floor.

On The First Floor

Stairs lead from the lounge into:-

Bedroom 11'11" x 10'10" (3.65 x 3.31)

Spacious double bedroom with dual aspect, offering delightful views over the river and hills beyond, radiator, spot lights to ceiling and door to:-

Bathroom

Comprising White suite of bath with electric "Triton" shower over, w.c, wash hand basin, part tiled walls, UPVC double glazed frosted window to front, cupboard housing the hot water tank, ceiling hatch to roof space

Outside

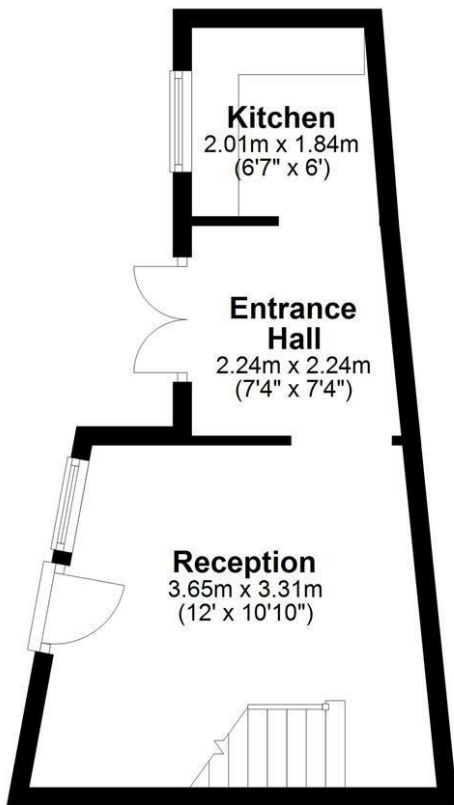
There are two patio areas to front which offer a tranquil setting, stocked borders.



Floor Plan

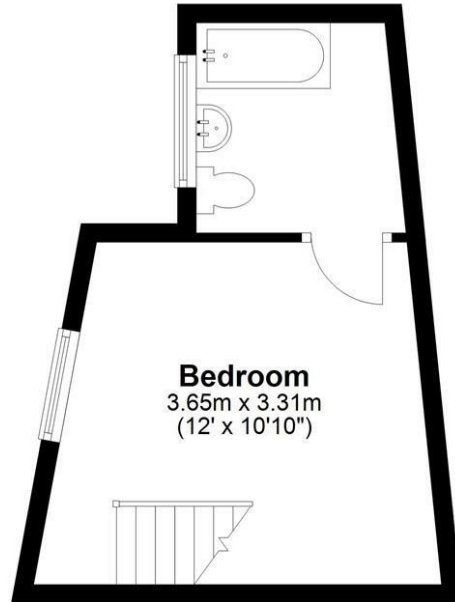
Ground Floor

Approx. 23.0 sq. metres (247.6 sq. feet)



First Floor

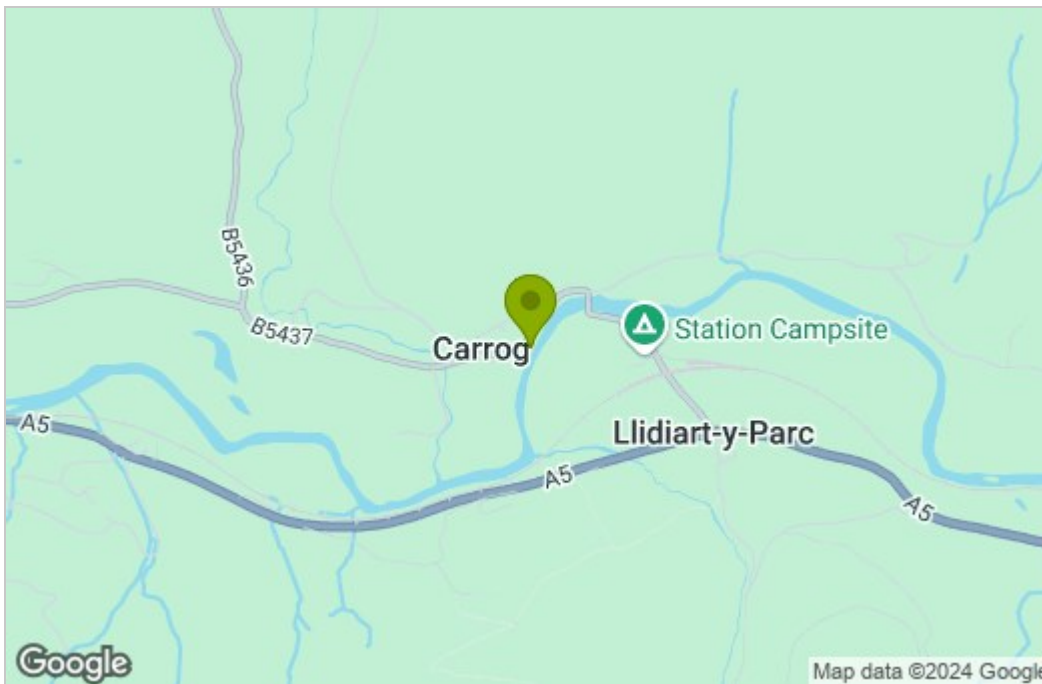
Approx. 18.9 sq. metres (203.9 sq. feet)



Total area: approx. 42.0 sq. metres (451.5 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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