



Ty Gwyn (White House) , Llangollen, LL20 7YR

Price £265,000

A charming double fronted two bedroom cottage set within a picturesque location overlooking the River Dee in the village of Pontcysyllte. "Ty Gwyn" offers versatile accommodation and retains many original features, briefly comprising lounge, sitting room with multi fuel burner, kitchen, ground floor shower room and two bedrooms to the first floor. The gardens are a particular feature with the large rear garden and the delightful front garden, which offers a tranquil setting overlooking the river. Parking for 3 cars. NO CHAIN

Location

Located in an enviable position with direct views of the River Dee to the front and within walking distance of the World Heritage Aquaduct . A short driving distance to the popular tourist town of Llangollen with its range of boutique style shops, restaurants and activities. The larger town of Wrexham is also within easy reach as well as the road links to the major commercial and industrial centres of the region. The area is popular amongst walkers and cyclists due to its picturesque walks especially along the canal.

Accommodation

Entrance door with glazed panels opens into:-

Lounge 15'1" x 10'11" (4.62 x 3.35)

Window to front, gas fire with brick surround and mantle over, radiator, beams to ceiling, under stairs storage cupboard, stairs off to the first floor.

Sitting Room 14'11" x 10'6" (4.56 x 3.22)

Central multi fuel burner in tiled surround with mantle over, window to front, beams to ceiling, built in storage cupboard, door to:-

Kitchen

Fitted base and wall units with work surface areas incorporating sink unit with taps over, space for cooker, space for under counter fridge.

Ground Floor Shower Room

Walk in shower enclosure with electric "Triton" shower , w.c, wash hand basin in vanity unit, fully tiled walls, tiled floor, extractor, radiator, window.

On The First Floor

Stairs rise from the lounge to the first floor with door into:-

Bedroom One 14'11" x 12'4" (4.55 x 3.78)

Window to front with delightful views, beams to ceiling, radiator, built in cupboard and door to:-

Bedroom Two 14'11" x 9'3" (4.56 x 2.82)

Window to front with far reaching views, beams to ceiling and radiator.

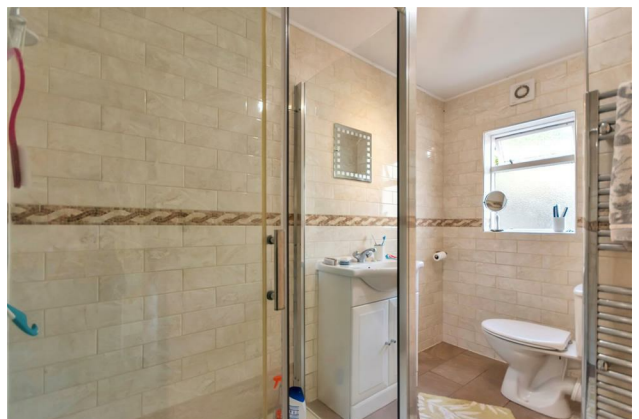
Outside

The rear garden is manly laid to lawn with central feature patio area from which to enjoy outdoor entertaining, outside toilet, shed, greenhouse and path to side.

The delightful front garden commands views over the River Dee offering a tranquil setting, lawned area with well stocked borders and shed.

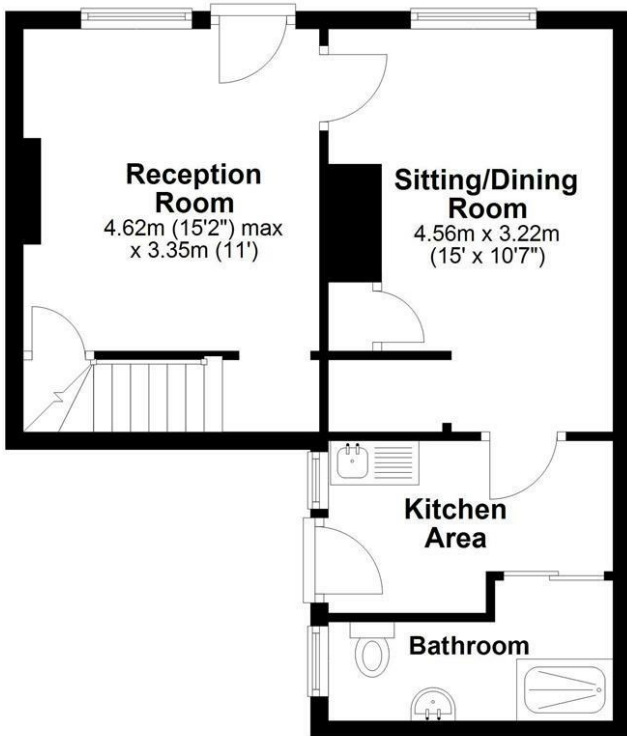
Agent Notes

Septic tank drainage (located in rear garden)
Spring water supply



Floor Plan

Ground Floor

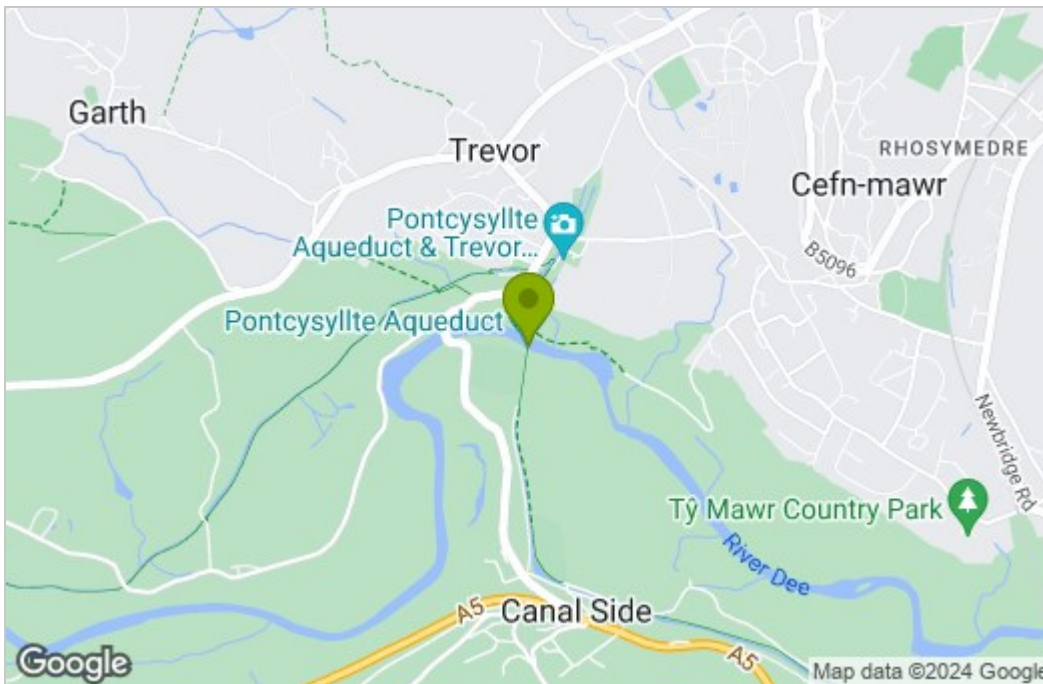


First Floor



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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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