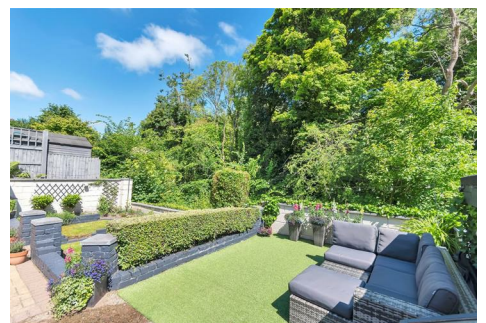


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# Wingetts

More than just estate agents

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## Hillingdon House, Tower Hill, Acrefair, LL14 3ST

**Price £299,000**

A fully renovated and immaculately presented four double bedroom family home with off road parking and sunny aspect rear garden adjoining the Tref-Y-Nant Brook. The pretty double fronted house offers versatile family accommodation and briefly comprises entrance hall, lounge, sitting room, dining room and kitchen. The deceptively spacious 1st floor has four double bedrooms and large family bathroom. Externally there is an enclosed garden to front, car port to side and good sized rear garden.

## Location

Tower Hill is located within picturesque Countryside and yet not too remote, with in easy driving distance of the popular tourist town of Llangollen with its delightful riverside setting, shopping and social amenities. Primary and Secondary Schools within the catchment area and a nearby children's nursery. Excellent road links to the A483 bypass giving access to the major Commercial and Industrial centres of the region.

## Accommodation

Composite Grey entrance door with glazed panel and feature "Hillingdon House" engraved glazed panel over opens into:-

### Entrance Hall

Stairs rising to the first floor and doors off.

### Lounge 12'9" x 12'0" (3.90 x 3.68)

UPVC double glazed window to front with fitted blind, central fireplace with bioethical burner on tiled hearth with brick inset and mantle over, radiator, cupboard housing main electric board.

### Sitting Room 12'9" x 8'6" (3.90 x 2.60)

UPVC double glazed window to front with fitted blind and radiator below, open aspect into:-

### Dining Room 8'9" x 13'5" (2.68 x 4.09)

UPVC double glazed window to rear, radiator below, useful understairs storage cupboard and open aspect into:-

### Kitchen 8'9" x 10'7" (2.68 x 3.25)

Fitted range of Grey fronted base and wall units complimented by works surface areas incorporating sink unit with mixer tap over and window above overlooking the rear garden, 5 ring gas hob, electric oven/grill, integrated dishwasher, plumbing for washing machine, space for fridge freezer, window to side and external door into the rear garden.

## On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to all rooms.

### Master Bedroom 13'6" x 8'2" (4.12 x 2.49)

UPVC double glazed window to front with fitted blind, radiator.

### Bedroom Two 8'0" x 12'8" (2.46 x 3.87)

UPVC double glazed window to rear, radiator.

### Bedroom Three 8'0" x 11'4" (2.46 x 3.47)

UPVC double glazed window to rear, radiator

### Bedroom Four 9'10" x 11'9" (3.00 x 3.59)

UPVC double glazed window to front, fitted blind and radiator.

## Family Bathroom

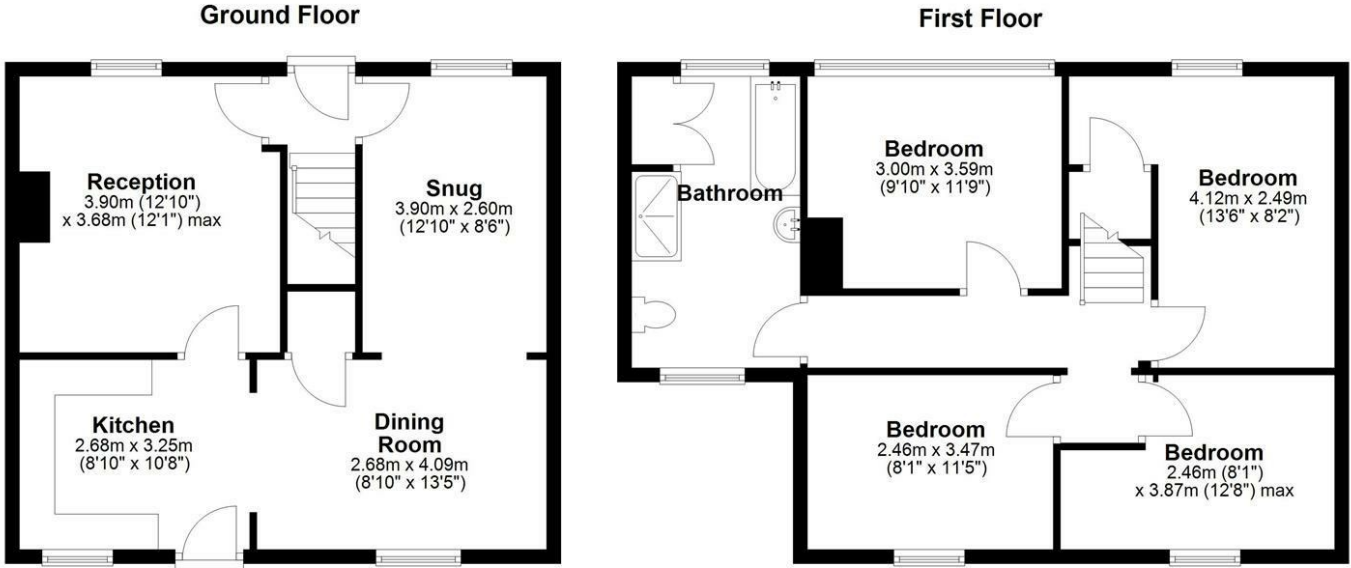
Large family bathroom with bath, walk in tiled shower enclosure with mains shower, having drench head and shower take off, w.c, wash hand basin, windows to front and rear, cupboard housing the "Worcester" combi boiler (installed 2017) extractor and radiator.

## Outside

Enclosed decorative garden to front with boundary wall, car port to side leading to sliding gate into the rear garden which offers additional parking. The sunny aspect rear garden is a delightful setting with the large paved patio, further patio area having artificial lawn, lawned garden and with the backdrop and tranquil setting of the "Tref Y Nant" brook.

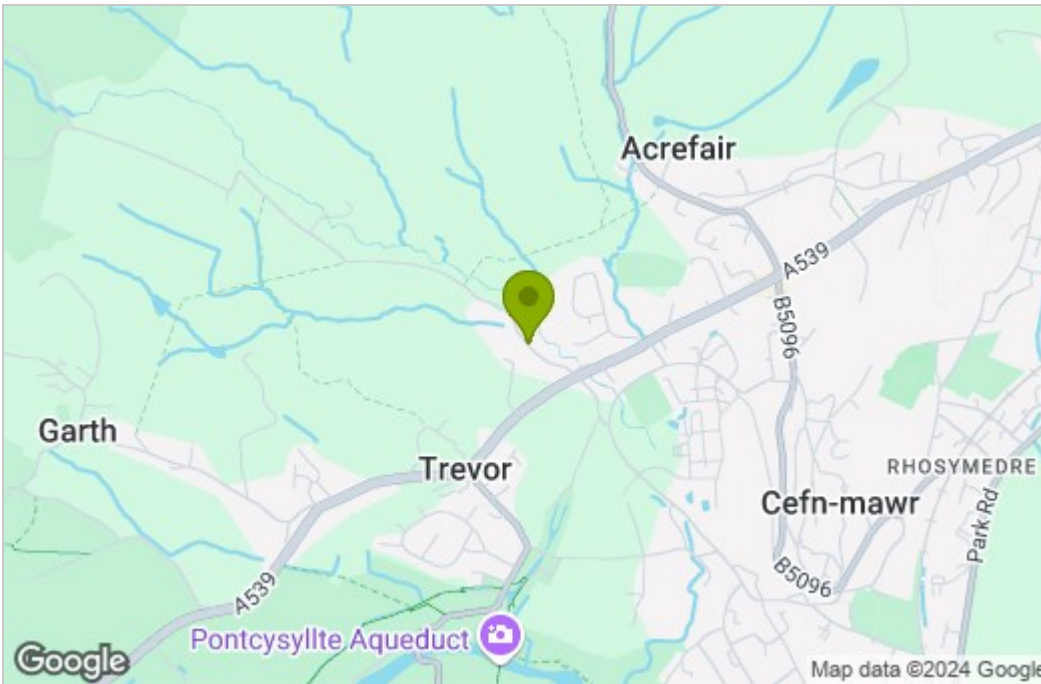


# Floor Plan

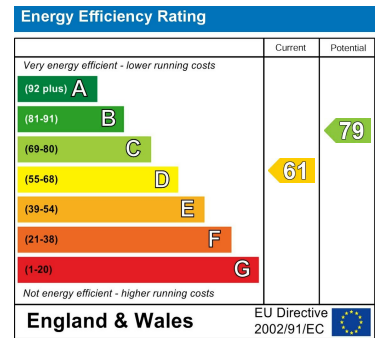


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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