



**6 Pengwern, Llangollen, LL20 8AS**

**Price £295,000**

A refurbished and extended five bedroom family house with sunny aspect rear garden and private drive, offering ample off road parking. The well presented accommodation briefly comprises entrance hall, spacious lounge with open aspect to the conservatory, large kitchen/breakfast room. The addition of the ground floor annexe has its own entrance along with internal access if required and is fully equipped with a purpose designed wet room. The first floor offers four good sized bedrooms and family bathroom. Externally there is a good sized rear garden which has ramp access, mainly laid to lawn with stocked borders and patio area with brick built BBQ, ideal for outdoor entertaining, all of which is enclosed for a safe family environment. ENERGY RATING C - NO CHAIN

## Location

Pengwern is an established residential area within walking distance of Llangollen Town which is 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 links provide easy daily commuting to major commercial and industrial centres throughout the area

## Accommodation

Part glazed UPVC entrance door with canopy over opens into:-

### Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, useful under stairs storage cupboard housing the mains electric board and doors off.

### Lounge 12'0" x 13'11" (3.67 x 4.26)

Open fire set within feature stone surround and mantle over, two wall light points, radiator and exposed brick archway opens into:-

### Conservatory 9'4" x 8'10" (2.86 x 2.70)

A lovely addition to the property is the spacious conservatory UPVC double glazed panels and external door leading into the rear garden, radiator.

### Kitchen/Breakfast Room 23'11" x 10'3" (7.31 x 3.14)

Large family space with newly fitted high gloss base and wall units complimented by work surface areas incorporating sink unit with mixer tap over, plumbing for washing machine, space for dryer, space for Range cooker with extractor over and tiled splashback, part tiled walls, velux window with remote control, window to side, radiator. Breakfast area with open fireplace in exposed brick surround, window to front, cupboard housing CCTV system and cupboard housing the "Worcester" combi boiler.

### Annexe

The Annexe can be accessed internally or externally.

### Bedroom 10'11" x 14'7" (3.35 x 4.46)

Windows to rear and side, UPVC external door, radiator, light with ceiling fan and door to:-

### Wet Room 6'10" x 14'7" (2.09 x 4.46)

Wet room with shower having drench head and shower take off, custom W.C, wash hand basin, fully tiled walls and floor, window to rear and velux window.

### On The First Floor

Stairs rise from the entrance hall to the first floor landing with window to front, useful airing cupboard and doors off to all rooms.

### Bedroom One 10'0" x 13'2" (3.07 x 4.02)

Window to rear, fitted range of wardrobes, radiator.

### Bedroom Two 10'9" x 9'7" (3.28 x 2.93)

Window to rear, radiator.

### Bedroom Three 7'10" x 13'1" (2.41 x 4.01)

Window to front, built in closet, radiator.

### Bedroom Four 7'2" x 9'7" (2.20 x 2.93)

Window to front, radiator.

### Bathroom

Bath with shower over, w,c, wash hand basin, window to rear, radiator.

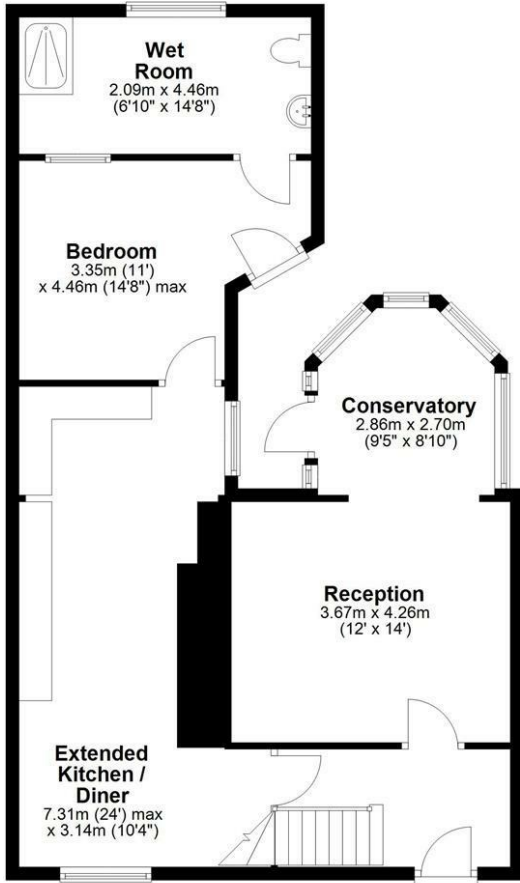
### Outside

Driveway to front offering ample off road parking, side UPVC door leading through to rear garden and the Annexe. The sunny aspect rear garden has patio area with brick BBQ, lawned garden and stocked borders.

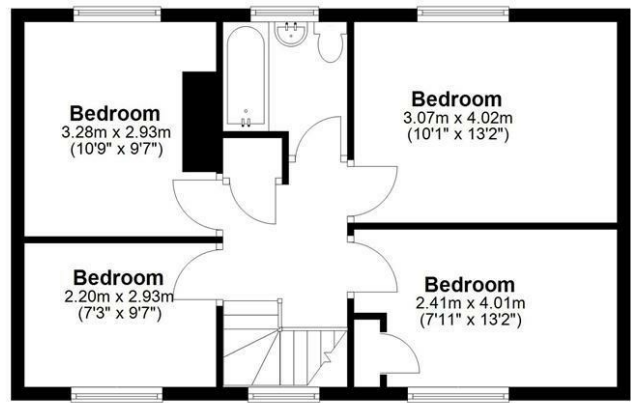


# Floor Plan

## Ground Floor



## First Floor



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</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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