

Wingetts

More than just estate agents



Bryn Dwr / 1 Church Street, Llangollen, LL20 8HY

Price £339,950

****BEST & FINAL OFFERS TO BE MADE IN WRITING TO THE AGENTS OFFICE BY 12 NOON ON FRIDAY 16TH AUGUST 2024****

A charming Grade II listed family home dating back to the 17th Century, retaining many original features and benefiting from a large sunny aspect garden adjoining the River Dee. The property is located just a minutes walk from the towns many amenities and located on one of the oldest streets in Llangollen "Church Street" opposite St Collen's Church. The accommodation briefly comprise spacious family lounge, dining room, kitchen, garden room, ground floor w.c, ground floor bedroom with shower, 4 further bedrooms and bathroom on the first floor and two good sized cellar rooms on the lower ground floor. Drive to side with off road parking. NO CHAIN

BEST & FINAL OFFERS

Best and Final offers to be received in writing to Wingetts Estate Agents, 12 Castle Street, Llangollen, LL20 8NU. Proof of funding to be submitted with all offers.

Location

Llangollen provides a sought after and convenient residential location 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

Decorative coloured glazed panel double doors open into:-

Entrance hall

With doors off to lounge & dining room.

Lounge 14'0" x 10'5" (4.28 x 3.19)

Spacious family lounge with walk in bay window having views over the river, large window to front, feature central open fireplace with exposed stone and beam over. Beams to ceiling, wall panelling, radiator.

Dining Room 11'9" x 11'10" (3.60 x 3.62)

Exposed stone ornamental fireplace, window to front, radiator.

Inner Hall

Useful store area, stairs rise to the first floor and steps lead down to the cellar rooms.

Kitchen 5'6" x 9'0" (1.68 x 2.75)

Fitted base & wall units with work surface areas, stainless steel sink unit, space for cooker, tiled floor.

Garden Room 14'8" x 6'2" (4.48 x 1.90)

Tiled floor, external door to decked patio and external door to steps leading into the garden.

Ground Floor W.C

W.C

Ground Floor Bedroom (bed 5) with Shower 16'4" x 9'0" (5.00 x 2.76)

Window to rear with views over the garden and river beyond, panelling to wall, radiator, storage cupboard and door to en-suite shower enclosure with electric "Mira" shower .

On The First Floor

Turned stairwell leads to the first floor landing with doors off to all rooms, cupboard housing the hot water cylinder.

Master Bedroom 11'10" x 16'8" (3.63 x 5.10)

Large master bedroom with window to front, radiator and useful built in cupboard.

Bedroom 2 6'11" x 17'0" (2.13 x 5.20)

Window to rear with views over the River Dee and town, radiator

Bedroom Three 6'9" x 13'3" (2.08 x 4.04)

Window to front, radiator.

Bedroom Four 11'9" x 8'11" (3.60 x 2.74)

Window to side overlooking the river and towards the bridge, window to side, radiator.

Bathroom

Large walk in shower cubicle with mains shower, w.c, bidet, wash hand basin, window to rear, heated towel rail.

On The Lower Ground Floor

From the inner hall slate steps lead down to the two cellar rooms.

Room One / Store 9'10" x 15'3" (3.00 x 4.66)

Good sized room with lighting and power, side door to drive, mains electric board, window to side.

Room Two / Utility 10'11" x 15'10" (3.34 x 4.83)

Plumbing for washing machine, sink unit, wall mounted "Worcester" boiler, window to side and external door to garden.

Outside

Decorative railings to front garden with matching gate to entrance door, private driveway with gated access into the sunny aspect and large river side garden which is a particular feature of the property with several patio areas from which to admire the tranquil setting, decorative and stocked borders, raised flower beds, lower tier over looking the river, raised decked patio, store shed, greenhouse and outside tap.



Floor Plan



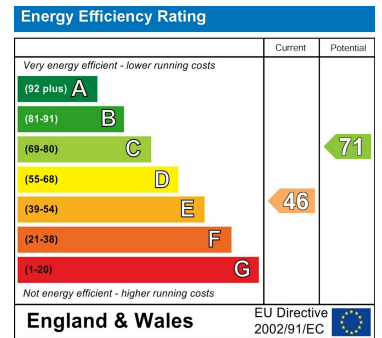
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

1 Church Street KAD, *

Area Map



Energy Efficiency Graph



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