
Wingetts

More than just estate agents



1 George Street, Llangollen, LL20 8RE

Price £179,950

A Three double bedroom family home situated in the centre of the picturesque riverside town of Llangollen, having the benefit of UPVC double glazing, full EICR electrical certificate and gas central heating. The accommodation briefly comprises sitting/dining room, lounge, kitchen, w.c/utility, three good sized bedrooms and bathroom. The property requires some modernising and comes with a (non fitted) new White bathroom suite. There is a shared garden to rear and two useful stores. NO CHAIN

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

Red part glazed composite entrance door with glazed panel over opens into porch with door into:-

Sitting/Dining Room 10'11" x 12'11" (3.35 x 3.94)

UPVC double glazed window to front, radiator, ornamental fireplace, useful under stairs storage with window to rear and stairs off.

Lounge 9'1" x 12'11" (2.77 x 3.94)

UPVC window to front, radiator, open beamed ceiling, open fire in surround.

Kitchen 5'6" x 12'11" (1.70 x 3.94)

Fitted base and wall units with work surface area incorporating sink unit, space for cooker, radiator, wall mounted "Baxi" gas boiler, beamed ceiling, composite stable door to rear.

W.C/Utility

W/C, wash hand basin, plumbing for washing machine, window to rear, radiator.

On The First Floor

Stairs rise from the sitting/dining room to the first floor landing, cupboard housing the hot water cylinder, window to rear.

Bedroom One 9'1" x 12'11" (2.77 x 3.94)

UPVC double glazed window to front, built in wardrobe & radiator.

Bedroom Two 10'11" x 9'2" (3.35 x 2.81)

UPVC double glazed window to front, radiator, loft hatch.

Bedroom Three 8'2" x 12'11" (2.51 x 3.94)

UPVC double glazed window to front, radiator, loft hatch.

Bathroom

Comprising coloured suite of bath, w.c and wash hand basin, double glazed window to rear.

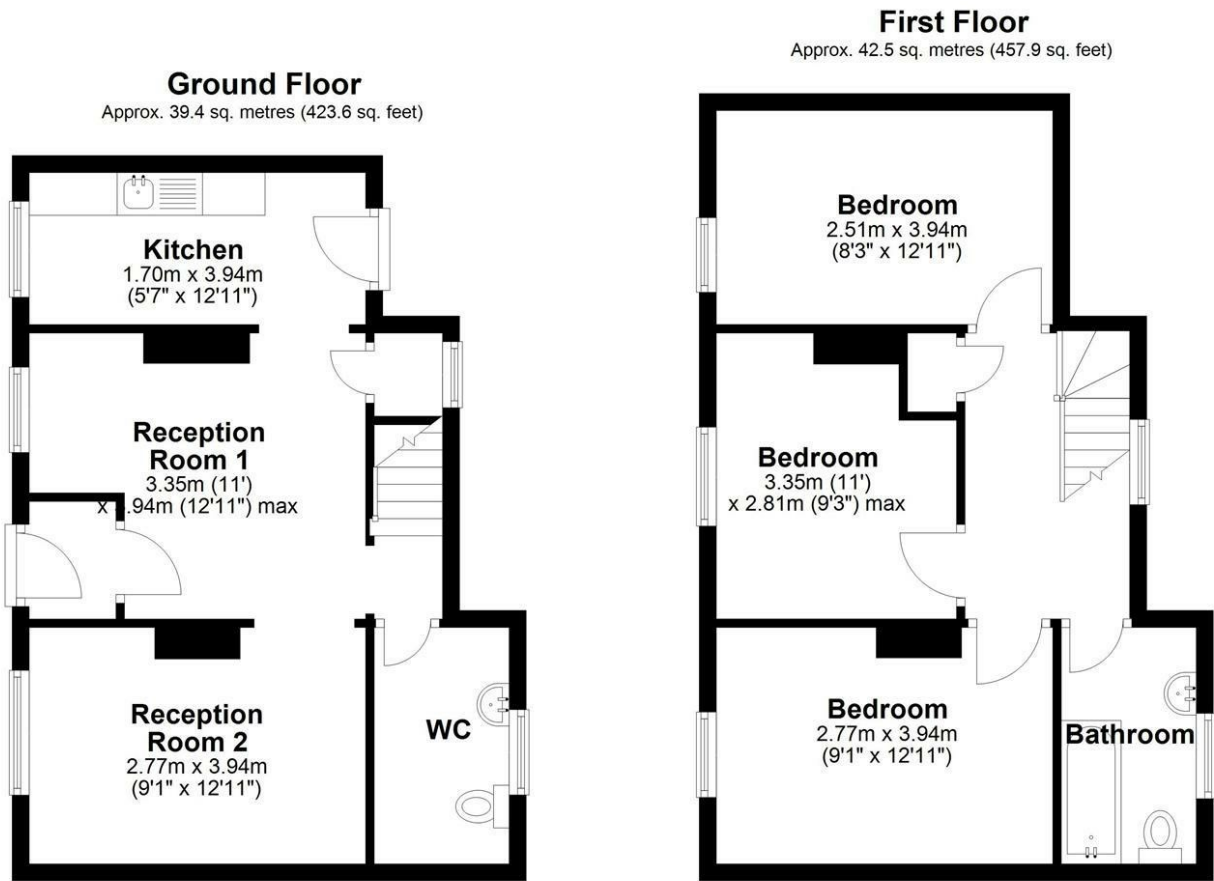
NOTE - A new White suite has been purchased to replace the currant suite and comes included with the sale price - non fitted.

Outside

There is a shared rear garden and two useful store rooms which belongs to No1.



Floor Plan

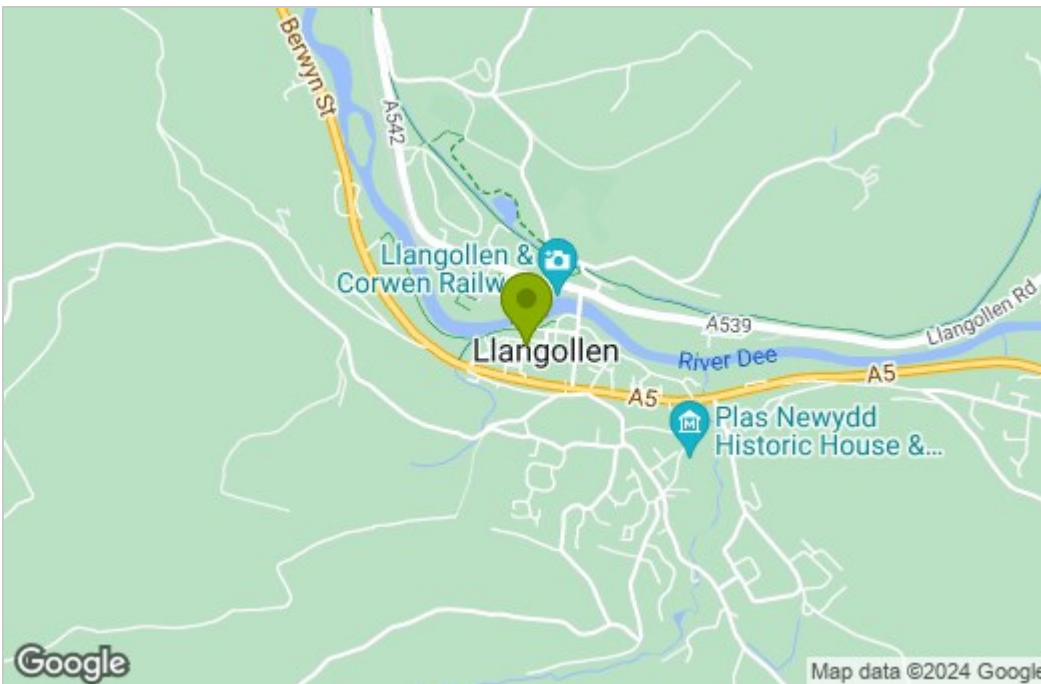


Total area: approx. 81.9 sq. metres (881.5 sq. feet)

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 George Street KAD, *

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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