



**4 Mill Street, Llangollen, LL20 8RY**

**Price £209,950**

A charming Two double bedroom semi detached cottage situated within level walking distance to all the towns amenities. The cottage offers a wealth of original features and is full of character, having undergone a degree of refurbishment by the current vendors in the last 12 months with new UPVC double glazed windows throughout, new composite entrance door and rear stable door, new combi boiler and new fitted kitchen. Briefly comprising lounge, dining room, kitchen, ground floor bathroom and two double bedrooms to the first floor. There is an enclosed rear garden and off road parking.



## 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.

## Directions

From the centre of Llangollen proceed down Castle Street over the bridge turning right at the T junction into Mill Street Continue past the turning for Wharf Hill when the property will be observed on your left hand side.

## Accommodation

New composite entrance door opens into:-

### Lounge 15'4" x 10'7" (4.69 x 3.25)

New UPVC double glazed window to front, feature brick fireplace with inset gas fire, exposed original beams to walls, radiator and door to:-

### Dining Room 15'4" x 10'0" (4.69 x 3.07)

Feature brick fireplace with inset gas fire and original beam above, radiator, UPVC double glazed window to front.

## Kitchen

Newly Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap and UPVC double glazed window above overlooking the garden, space for cooker, plumbing for washing machine, part tiled walls.

## Rear hall

New composite stable style door to garden, door to:-

## Ground Floor Bathroom

White suite of panelled bath with shower over and side screen, w.c, wash hand basin, fully tiled walls, radiator, UPVC double glazed window to rear.

## On The First Floor

Stairs rise from the ground floor to the first floor landing with useful storage cupboard and doors off to:-

### Bedroom One 15'5" x 10'7" (4.71 x 3.24)

New UPVC double glazed window to front, built in wardrobe, radiator, beams to ceiling.

### Bedroom Two 11'7" x 10'0" (3.55 x 3.07)

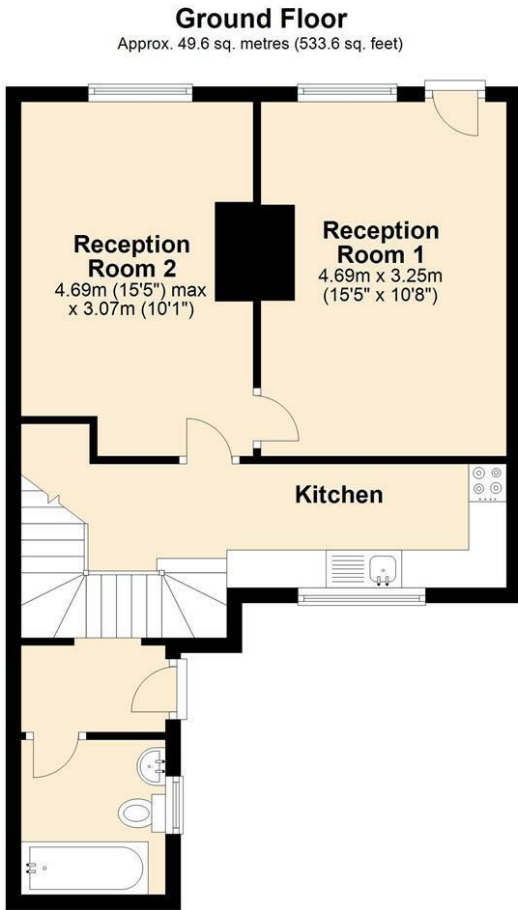
New UPVC double glazed window to front, radiator, beams to ceiling.

## Outside

The property has the benefit of an off road parking area alongside the enclosed cottage garden which offers a sunny aspect, having paved patio and gravelled borders, side gate.



# Floor Plan



Total area: approx. 82.3 sq. metres (886.3 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.

# 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>			
(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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