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# Wingetts

More than just estate agents

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## **3 Mile End Cottages, Llangollen, LL20 8AH**

**Price £365,000**

A rare offering to the Llangollen market is this impressive three storey house, in an enviable position alongside the River Dee, affords impressively presented accommodation. The lounge has views over the River from the side and rear together with a multi fuel stove. The master bedroom, with a luxury ensuite bathroom, has double French doors opening to a shallow balcony to take full advantage of the river view and mountains beyond. The garden alongside the river has a large decking area for outside entertainment and the property has 65 yards of fishing rights on the River Dee. Detached double garage and parking.

## Location

Llangollen provides a most appealing residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town centre offers an excellent range of local facilities including both primary and secondary schools, social amenities etc whilst good road links and a regular public transport service give access to the major commercial and industrial centres throughout the area and to the Snowdonia National Park approximately 25 miles west.

## ON THE GROUND FLOOR

Lead light glazed door to

### Entrance Hall

With security alarm panel.

### Lounge 21'7" x 13'4" (6.58 x 4.08)

A delightful through room with windows to three elevations. The side window has stunning views over the River Dee weir and the rear window overlooks the river island. Fireplace recess with multi fuel stove, two radiators and spiral staircase to the lower floor.

### Kitchen/Dining Room 21'7" x 13'3" (6.58 x 4.05)

The Kitchen Area fitted with a wide range of white gloss fronted base and wall cabinets complimented by work surfaces including an inset stainless steel 1 ½ bowl single drainer sink unit having mixer taps. Built in oven and grill with four ring hob and hotplate with hood over. Plumbing for dishwasher, two radiators, beamed ceiling. Double glazed bow window to the front and window to the rear overlooking the river. The Dining Area has a feature recess with brick arch above.

## ON THE FIRST FLOOR

Approached by a staircase from the Kitchen Dining Room to

### Landing

Radiator, built in airing cupboard off containing lagged hot water cylinder.

### Master Bedroom Suite:

Comprises:

### Bedroom 13'2" x 11'1" (4.03 x 3.39)

A stunning room with double french doors opening to a shallow balcony with views over the garden, decking, the River Dee and Llantysilio Mountain beyond. Fitted wardrobes and radiator.

### En suite Shower Room

With corner shower enclosure and multi nozzle shower unit. Bidet, w.c., wash hand basin in vanity unit with cupboards below. Chrome heated towel rail, laminate flooring. Fully tiled walls and extractor fan.

### Bedroom Two 13'2" x 10'3" (4.03 x 3.13)

Double glazed window, radiator. Built in wardrobe.

### Bathroom 13'2" x 4'2" (4.01 x 1.27)

White suite of panelled bath, wash basin and w.c. radiator.

## ON THE LOWER GROUND FLOOR

Approached by the spiral staircase from the lounge.

### Sitting Area/Utility Room 15'7" x 11'10" (4.75 x 3.63)

Versatile room with work surface and plumbing for automatic washing machine, open fireplace and beamed ceiling. Ideal Standard gas fired central heating boiler.

### Small Office (to the rear) 12'0" x 4'0" (3.66 x 1.22)

Three telephone lines and broadband access.

### Ground Floor Bedroom Suite

Comprises

### Bedroom 14'5" x 14'9" (4.41 x 4.50)

Open hearth oven range retained as a feature.

### En suite Bathroom

White suite of panelled bath, pedestal wash hand basin, w.c. Double glazed window and radiator.

## OUTSIDE

The cottage is set within a riverside garden and is approached from the lower ground floor. There is a superb decked area directly overlooking the river and providing an outside seating/entertainment area giving direct access to the riverside.

On the opposite side of the road there is a parking area and a Detached Double Garage

### Drainage

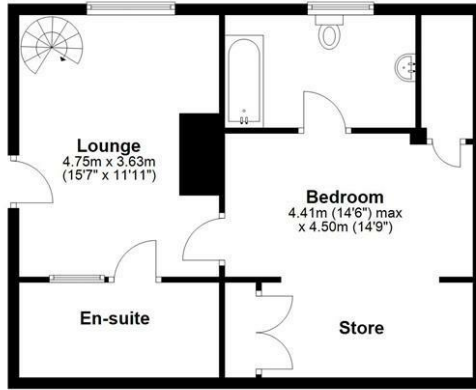
Septic tank drainage - (tank shared with neighbouring property)



# Floor Plan

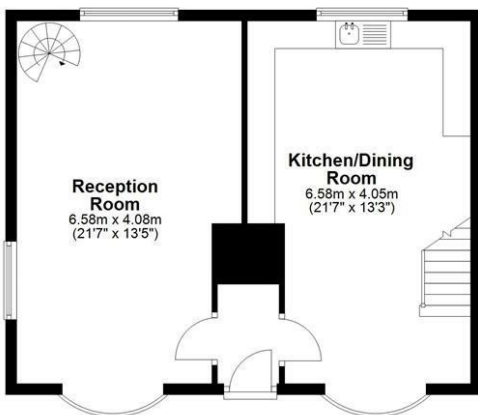
## Lower Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



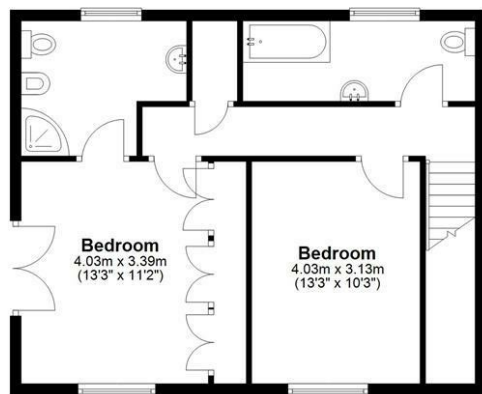
## Ground Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



## First Floor

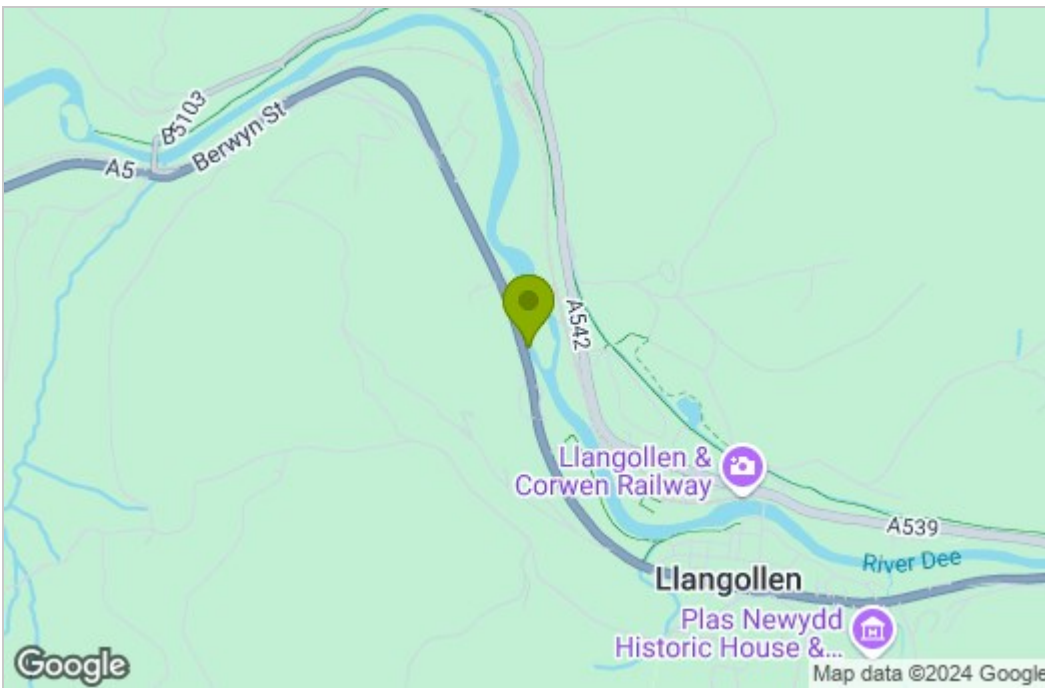
Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 162.9 sq. metres (1753.4 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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