



1 Gwyndy, Queen Street, Llangollen, LL20 8LL
Offers In The Region Of £155,000

A two/three bedroom end of terrace house conveniently located on the fringe of the popular tourist town of Llangollen, offering spacious accommodation and requiring some modernising. The accommodation is arranged over three floors and briefly comprises entrance hall, large family lounge/diner, kitchen. The lower ground has two versatile rooms (possible third bedroom) whilst the first floor has a large master bedroom, further bedroom and bathroom. There is a patio to front. 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

Entrance door opens into porch with windows either side and internal door to:-

Entrance Hall

Stairs rising to the first floor, and stairs down to the lower ground floor, door to:-

Lounge/Dining Room 23'8" x 15'4" (7.22 x 4.69)

Spacious and light family lounge/diner with four windows, fireplace with electric fire.

Kitchen 8'2" x 8'10" (2.50 x 2.70)

Fitted base and wall units with work surface areas incorporating sink unit, 5 ring gas hob with extractor above and oven below, plumbing for washing machine, space for under counter fridge and freezer, two windows.

On The Lower Ground Floor

Stairs from the hallway lead to the ground floor rooms, offering versatile use.

Room 1 11'5" x 12'4" (3.50 x 3.78)

Spotlights to ceiling, door to:-

Room 2 (bedroom three) 11'5" x 15'3" (3.49 x 4.67)

Spotlights to ceiling, radiator.

On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to all rooms.

Master Bedroom 11'9" x 23'7" (3.59 x 7.21)

Large master bedroom with three windows, two radiators.

Bedroom Two 12'1" x 7'5" (3.69 x 2.28)

Window, radiator.

Bathroom

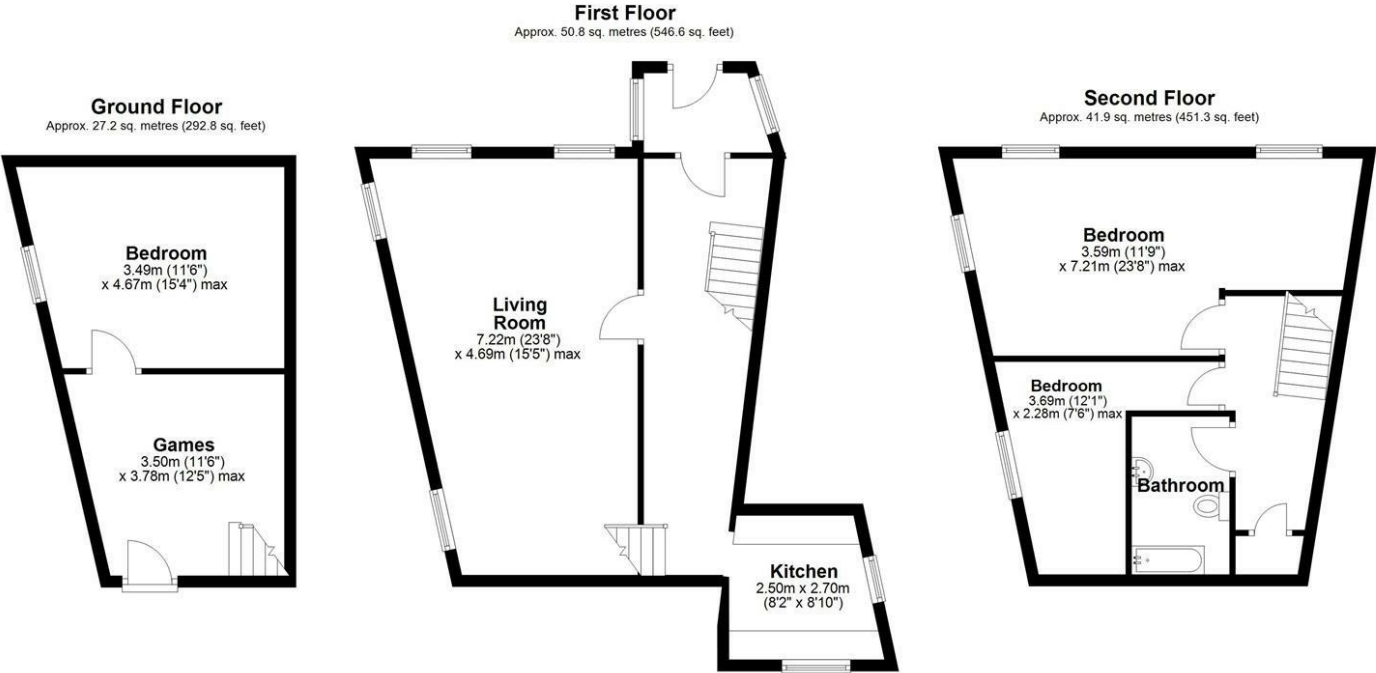
Jacuzzi bath and shower above, w/c, wash basin in vanity unit, heated towel rail and part tiled walls.

Outside

To the front of the property is a patio area.



Floor Plan

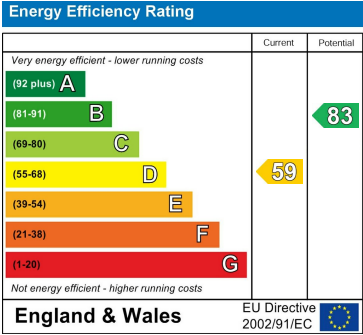


Total area: approx. 119.9 sq. metres (1290.7 sq. feet)

Area Map



Energy Efficiency Graph



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