

Wingetts

More than just estate agents



91 Pengwern, Llangollen, LL20 8AU

Price £215,000

A three bedroom semi detached family home benefiting from gardens to front and rear. Private drive offering ample off road parking and garage. Situated in the popular residential area of Pengwern and within walking distance to the towns amenities. The property offers spacious family accommodation and requires modernising. The accommodation briefly comprises dual aspect large lounge, dining room, kitchen with rear lobby off having store and w.c. The first floor offers three bedrooms and family bathroom. NO CHAIN

Location

Pengwern is an established residential area within walking distance of Llangollen Town which is 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 hallway with stairs off to the first floor and doors through to both lounge and dining room.

Lounge 19'3" x 12'9" (5.87 x 3.91)

Large and light family lounge with windows to front and rear, radiator, door through to kitchen.

Dining Room 10'2" x 34'9" (3.11 x 10.6)

Good sized dining room with window to front, radiator and door through to the kitchen.

Kitchen 7'5" x 15'2" (2.27 x 4.63)

Fitted base and wall units, work surface areas, sink unit with mixer tap and window above. Plumbing for washing machine, space for cooker, radiator, window to side, spacious walk in pantry off and door to:-

Rear Lobby

External door to side, external door to garden, useful store room and w.c.

On The First Floor

Stairs rise from the hallway to the first floor spacious landing with window to rear, ceiling hatch to roof space, airing cupboard housing the "Worcester" combi boiler and doors off to all rooms.

Bedroom One 11'2" x 12'2" (3.42 x 3.71)

Window to front, radiator, built in closet.

Bedroom Two 11'2" x 11'0" (3.42 x 3.36)

Window to front, radiator and built in closet.

Bedroom Three 8'4" x 8'0" (2.56 x 2.45)

Window to rear, radiator.

Bathroom

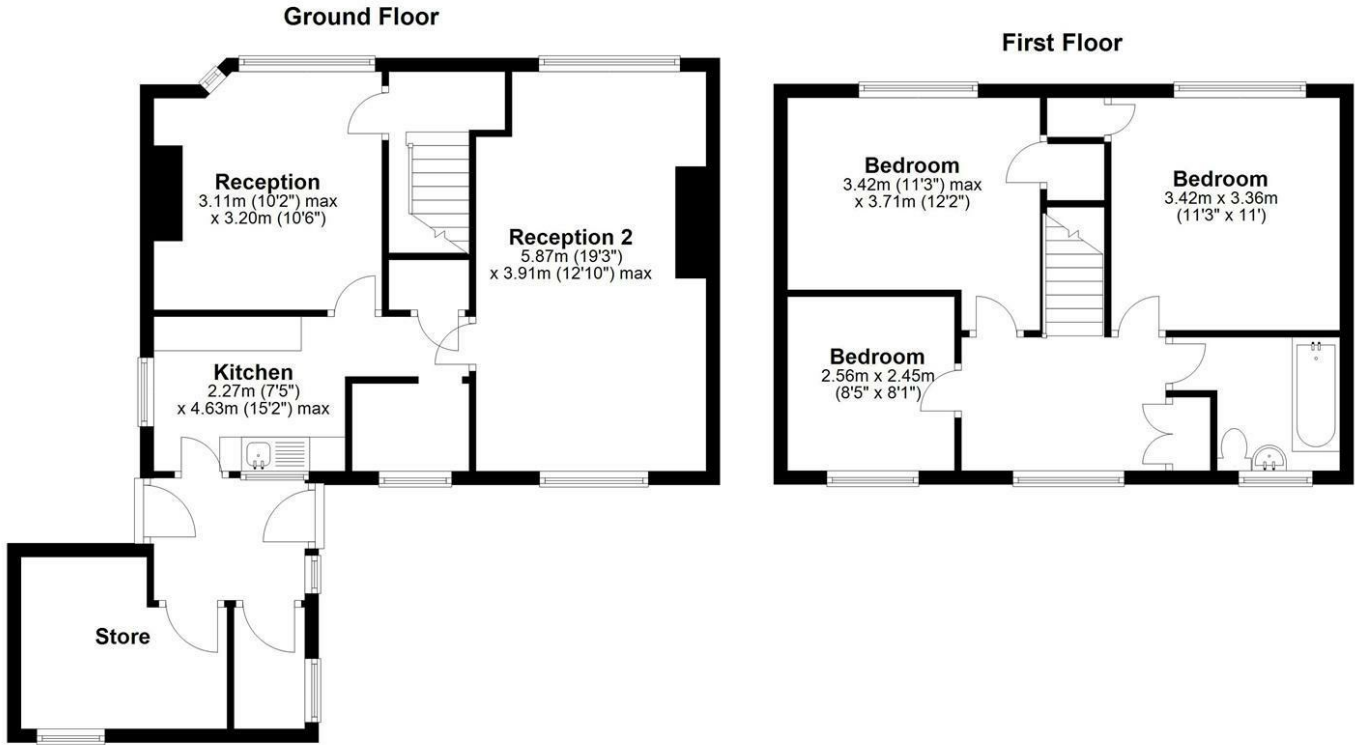
Bath with shower over, w.c, wash hand basin, window to rear.

Outside

Driveway to front with lawned front garden. Garage with up and over door. Side path leads to the side entrance. The sunny aspect rear garden is mainly laid to lawn and enclosed with fencing offering a safe family environment.



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.

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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12 Castle Street, Llangollen, Denbighshire, LL20 8NU
Tel: 01978 861366 Email: llangollen@wingetts.co.uk www.wingetts.co.uk