



23 Church Street, Llangollen, LL20 8HY

Price £215,000

A charming two bedroom cottage situated on the River Dee in central Llangollen. The cosy and quirky cottage is being offered to the market fully furnished, currently utilised as a successful holiday let. Offering a wealth of character and maintaining its original features of exposed beams, the property dates back to circa 1700's and has been sympathetically modernised by the current vendors. The accommodation briefly comprises lounge with wood burner, kitchen/breakfast room opening to the sunny aspect rear garden with direct views over the River Dee and towards Castell Dinas Bran. The first floor has two double bedrooms and shower room. No Chain. Early inspection essential.

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:-

Lounge 22'9" x 13'7" (6.94 x 4.15)

Welcoming lounge with slate floor, exposed beams to wall and ceiling, feature stone wall, wood burner set on a slate hearth, wall mounted electric heater, under stairs storage cupboard.

Kitchen/Breakfast Room 13'7" x 9'3" (4.15 x 2.82)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit. Slot in cooker with stainless steel extractor above, integrated washing machine and dishwasher, under counter fridge and freezer, part tiled walls, tiled floor, panelled wall, wall mounted electric heater, feature glazed roof, UPVC patio doors lead into the rear garden.

On The First Floor

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

Bedroom One 8'3" x 10'10" (2.53 x 3.32)

UPVC double glazed window to front, tall radiator.

Bedroom Two 7'9" x 7'9" (2.37 x 2.38)

UPVC double glazed window to rear offering views over the River Dee, tall radiator.

Shower Room

Shower enclosure with electric shower and fully tiled walls, w.c, wash hand basin in vanity unit, fully tiled walls, window and extractor fan.

Outside

Sunny aspect rear garden with paved patio areas, stone steps lead to artificial lawn with seating area, raised decked patio overlooking the River Dee. Ideal and tranquil setting to enjoy outdoor dining.

Parking

Residents permit parking only on Church Street



Floor Plan

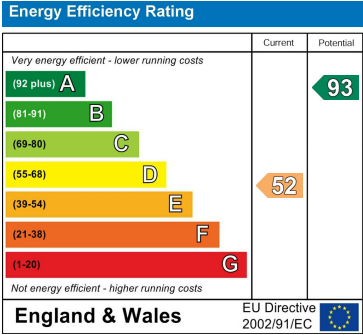


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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