



Cerrig Green Lane, Llangollen, LL20 8TB
Price £245,000

A rare opportunity to the market is this delightful and well presented two double bedroom detached bungalow, located within level walking distance to the towns many amenities. Cerrig offers well proportioned accommodation with the benefit of parking for 3/4 cars. The accommodation briefly comprises welcoming entrance hall, spacious dual aspect lounge, kitchen/dining room, two double bedrooms and well appointed shower room. Externally there is a low maintenance garden to front and patio to rear with driveway leading to the store/office with power and lighting, having additional parking to side. 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

Covered porch with UPVC part glazed entrance door and matching side window opens into:-

Entrance Hall

Welcoming entrance hall with doors off, radiator, ceiling hatch to roof space.

Lounge 17'8" x 13'9" (5.39 x 4.21)

Spacious and light room with dual aspect UPVC double glazed windows to front and side, fire in surround, radiator and door to:-

Kitchen/Dining Room 15'1" x 6'10" (4.62 x 2.10)

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. hob with extractor over, oven, plumbing for washing machine, wall mounted "Ideal" combination boiler, radiator, UPVC door to rear.

Bedroom One 11'8" x 10'5" (3.56 x 3.19)

Dual aspect with UPVC double glazed windows to front and side, fitted wardrobes with mirror sliding doors, radiator.

Bedroom Two 11'8" x 8'3" (3.58 x 2.53)

UPVC double glazed window to side, fitted wardrobes with mirror sliding doors, radiator.

Shower Room

Walk in shower enclosure, w.c, wash hand basin with vanity unit below, heated towel rail, fully tiled walls and floor, UPVC double glazed window to rear.

Outside

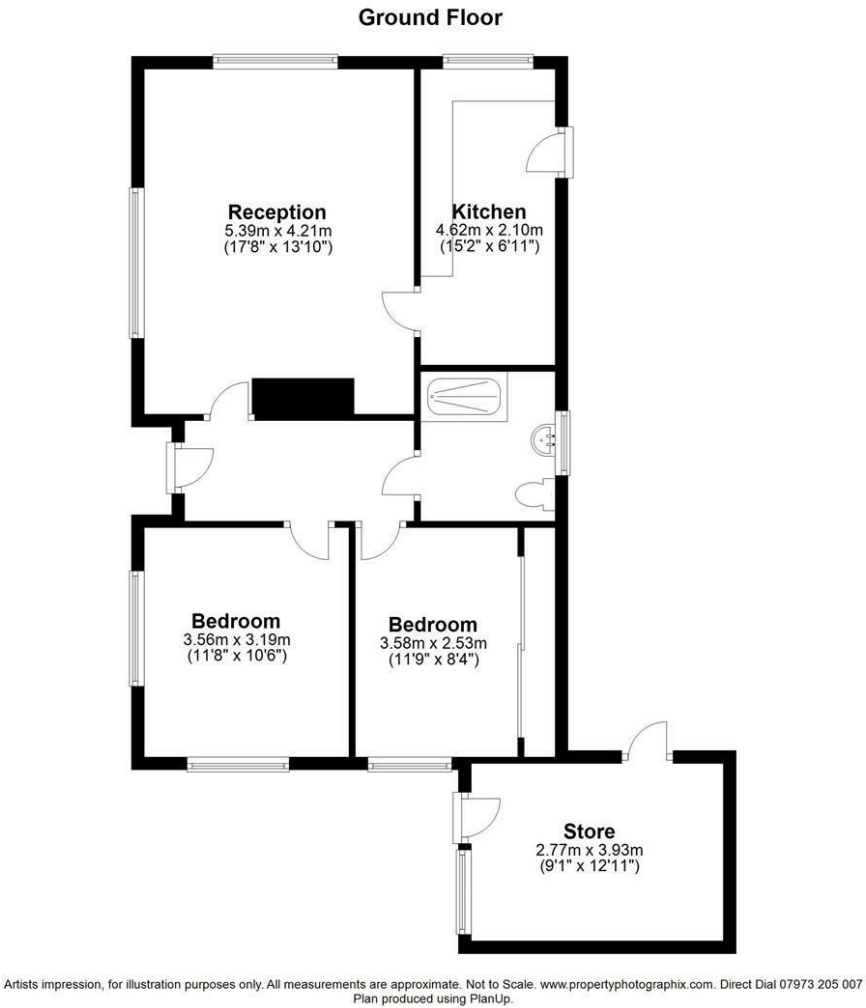
Low maintenance garden to front with decked and gravelled areas, driveway to side leading to the store/office, additional parking with gate leading to the rear paved patio.

Store/Office 9'1" x 12'10" (2.77 x 3.93)

Converted garage offering versatile use with power and lighting, UPVC doors to front and rear, UPVC window to front.



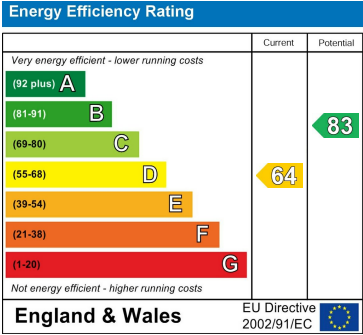
Floor Plan



Area Map



Energy Efficiency Graph



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