



2 Coed Afon, Llangollen, LL20 8LB

Price £199,950

A well presented three bedroom mid terrace house located within level walking distance of the towns amenities, benefiting from large drive to front with ample off road parking. Having been recently decorated and new flooring laid throughout. The accommodation briefly comprises entrance porch, large living room, spacious kitchen/diner, ground floor w.c, useful understairs storage, conservatory, three bedrooms and modern family bathroom. Gas central heating (boiler 12 months old). Enclosed garden to rear. NO CHAIN: EPC- C (71)

Location

Coed Afon is an established residential area approximately 400 yards from the town centre. There is lay by parking created for the development together with a children's play area. 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 the hall with stairs off to the first floor and door to:-

Lounge 13'9" x 12'2" (4.21 x 3.71)

Large window to front, radiator.

Kitchen/Dining Room 10'9" x 12'2" (3.29 x 3.71)

Fitted range of white fronted base and wall units complimented by work surface areas incorporating stainless steel sink unit with drainer and mixer tap over, window to side. Electric hob with stainless steel extractor above and electric oven below, plumbing for washing machine, radiator, w.c and understairs storage area off, window and door to:-

Conservatory 7'7" x 9'7" (2.33 x 2.93)

Offering additional living space with UPVC windows and door into the rear garden.

Ground Floor W.C

W.C, window to rear.

On The First Floor

Stairs rise from the hallway to the first floor landing, ceiling hatch to roof space, doors off to all rooms.

Bedroom One 12'3" x 12'9" (3.74 x 3.90)

Light and airy room with large window to front, radiator, cupboard housing the gas combination boiler (12 month old)

Bedroom Two 12'4" x 7'10" (3.77 x 2.41)

Double bedroom with window to rear, radiator.

Bedroom Three 9'9" x 5'6" (2.99 x 1.68)

Window to rear, radiator.

Bathroom

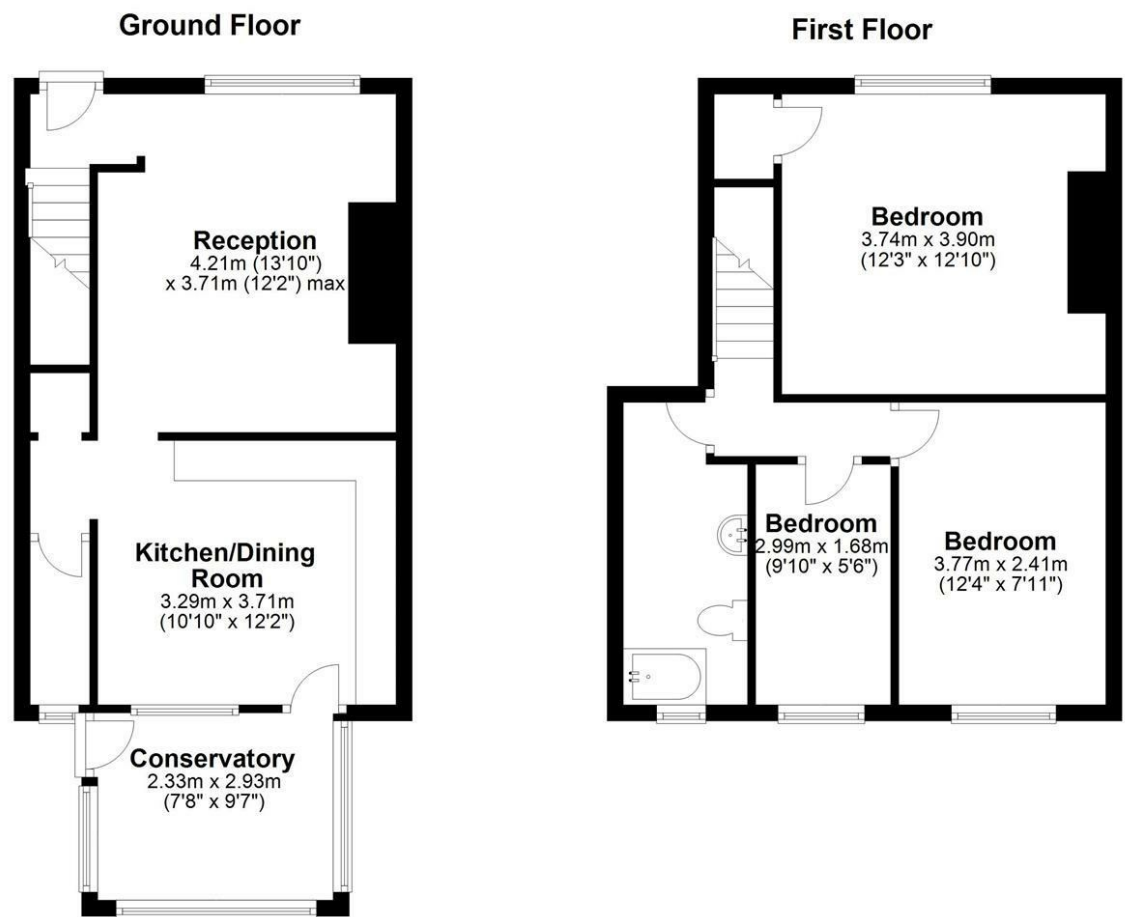
Modern white suite comprising bath with mains shower over and side screen, w.c, sink with vanity unit below, heated towel rail, window to rear, part tiled walls.

Outside

Decorative drive to front with gravelled borders, shared side access leads into the rear garden, laid with decked patio/artificial grass and gravelled terrace for ease of maintenance.

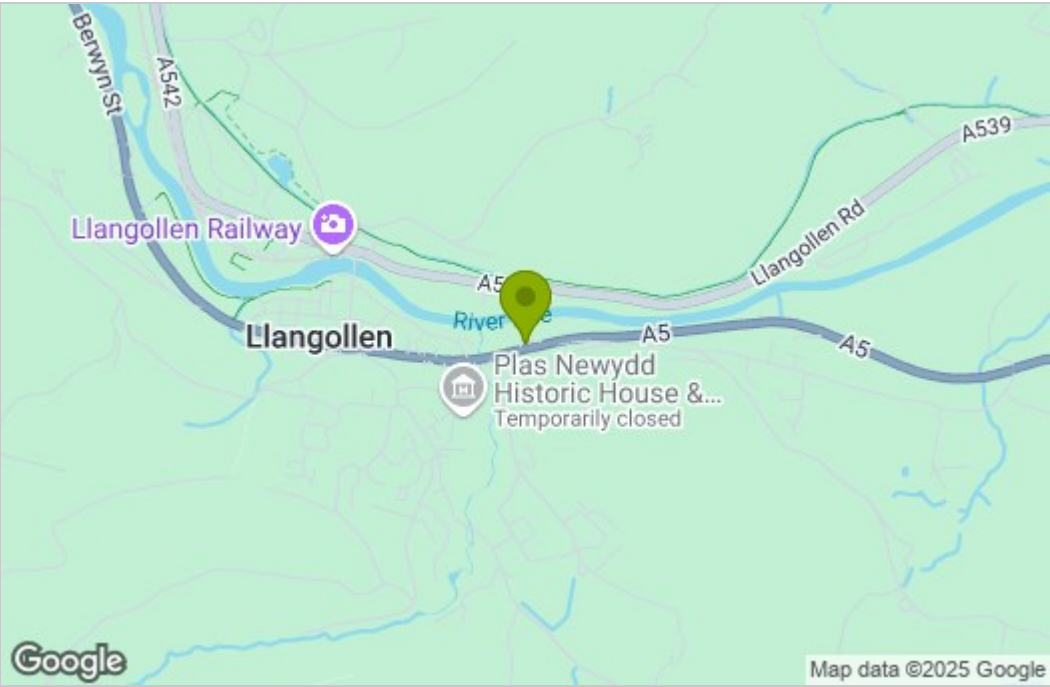


Floor Plan

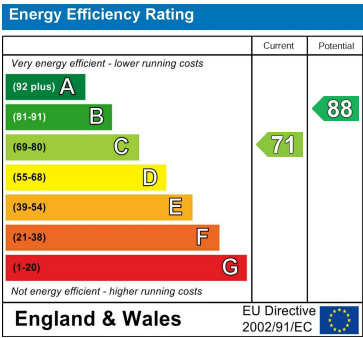


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.