



81 Pengwern, Llangollen, LL20 8AS

Price £245,000

Presented to an excellent standard is this spacious three bedroom semi detached house located on the fringe of this popular established residential development enjoying views of Castell Dinas Bran from the rear and Mountain views to the front. The internal layout has been altered to suit modern day lifestyles which includes a lovely open plan modern fitted kitchen with woodblock work surfaces incorporating a breakfast bar and dining room with bay window. The lounge enjoys a dual aspect and feature fireplace with "Clear View" Log Burner. A rear utility porch gives access to a useful storage cupboard, separate workshop/store & ground floor w.c. A staircase off the central hallway rises to the first floor landing which leads to the 3 bedrooms and family bathroom. Externally there are private established gardens to front and rear. UPVC windows installed 2019. New Worcester boiler installed Dec 2024. Early inspection essential.

Location

Pengwern is an established residential area within walking distance of the picturesque town of Llangollen with its excellent range of shopping facilities, wine bars, pubs and restaurants. Popular amongst walkers because of the natural scenery. The town also has good road links allowing for daily commuting to the major Commercial and Industrial centres of the region. Llangollen has both primary and secondary schools as well as a local theatre group.

Directions

From Llangollen proceed along Castle Street turning left at the traffic lights then first right onto Hill Street, continue along Hill street passing Plas Newydd and onto Pengwern, where the property will be observed on the left hand side indicated by the Wingetts "For sale" board.

Accommodation

Composite entrance door with decorative glazed panel opens into:-

Entrance Hall

Central staircase rising to the first floor, cloaks area, mains wired smoke alarm, six panel pine doors off to:-

Lounge 10'11" x 17'7" (3.35 x 5.36)

Light and airy lounge with dual aspect having large UPVC double glazed window to front and UPVC double glazed patio doors opening into the rear garden, two radiators, feature exposed brick fireplace with heavy timber mantle with double door "Clear View" log burner below, on a slate hearth. TV and sky aerial points and telephone point. 6 panel pine door leads into the:-

Open Plan Kitchen/Dining Room 14'2" x 17'7" (4.34 x 5.36)

A stunning family space to suit the modern day lifestyle. The kitchen is appointed with cream shaker style range of base and wall cupboards complimented by Oak worktops with window ledges to match . A stainless steel single drainer sink unit with mixer tap and UPVC double glazed window above overlooking the rear garden, Plumbing for dishwasher, four ring gas hob with splashback, stainless steel chimney style extractor above and double oven/grill below. Radiator, side UPVC double glazed window and a breakfast bar incorporated within the worktops. Inset ceiling spotlights and useful understairs store cupboard. The Dining area has a feature walk in bay window with radiator below.

Rear Porch/Utility 7'1" x 6'3" (2.18 x 1.93)

Having plumbing for washing machine, tiled floor, cottage style door to:

WC - Low flush WC and hand basin, useful store cupboard and additional storeroom.

Store Room 6'0" x 8'5" (1.83 x 2.59)

With UPVC double glazed window, UPVC patio doors to garden and door to side.

On The First Floor

The central staircase rises to the first floor landing with a UPVC double glazed window that offers views of Castell Dinas Bran, radiator, ceiling hatch to roof void and angled

store cupboard accommodating the NEW Worcester Bosch Greenstar 4000 boiler with 10 year warranty (installed Dec 2024).

Bedroom One 10'9" x 11'6" (3.28 x 3.51)

Delightful views of a pleasant tree lined and mountain backdrop through the UPVC double glazed window, radiator, original bedroom fireplace and built in closet.

Bedroom Two 10'11" x 8'11" (3.35 x 2.74)

The UPVC double glazed window overlooks the front garden with mountain views beyond, radiator, built in closet.

Bedroom Three 8'9" x 8'5" (2.69 x 2.57)

UPVC double glazed window affords views to the Castle, radiator.

Bathroom

Family bathroom which is well appointed with a "P" shaped bath and matching side panel, "drench" shower head, secondary shower head. Pedestal wash hand basin and low flush WC, easy clean bordering to splash areas, radiator and extractor fan. Useful storage cupboard.

Outside

To The front is a side path to entrance door, decorative slate chip cenral area and lawned garden to the side. The large and sunny aspect rear garden is a particular feature of the property with Grey slated patio from which to admire the views towards Castell Dinas Bran, gravelled area and path leading down to large lawned garden, all of which is enclosed for a safe family environment.



Floor Plan

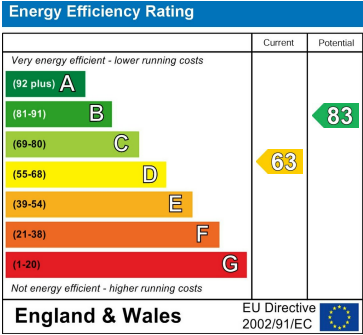


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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