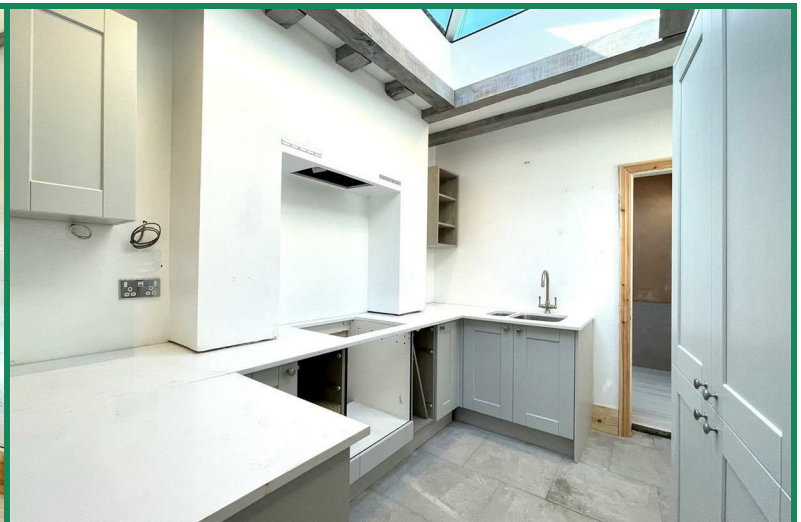




## 4 Abbey Square

Llangollen, LL20 8ST

Price £140,000





# 4 Abbey Square

Llangollen, LL20 8ST

Price £140,000



## 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.

## Directions

From our Llangollen office proceed along Castle Street to the bridge, Abbey Square is accessed off Abbey road along side the walkway by the barbers.

## Accommodation

Vestibule with glazed panels and entrance door to:-

## Lounge

17'11" x 10'9" (5.46 x 3.27)

Feature wood burner on slate hearth and large mantel over, window to front, beams to ceiling, tiled floor, exposed stone wall with open hatch to kitchen.

## Kitchen

10'1" x 7'9" (3.08 x 2.35)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating sink unit with drainer and mixer tap over, space for hob and oven with space for extractor above, plumbing for washing machine, space for fridge/freezer, feature window allowing a good degree of natural light, beams to ceiling.

## Bathroom

Recently renovated to create a wet room, requires some works to finish.

## On The First Floor

Stairs rise from the lounge to:-

## Bedroom

11'1" x 10'9" (3.39 x 3.27)

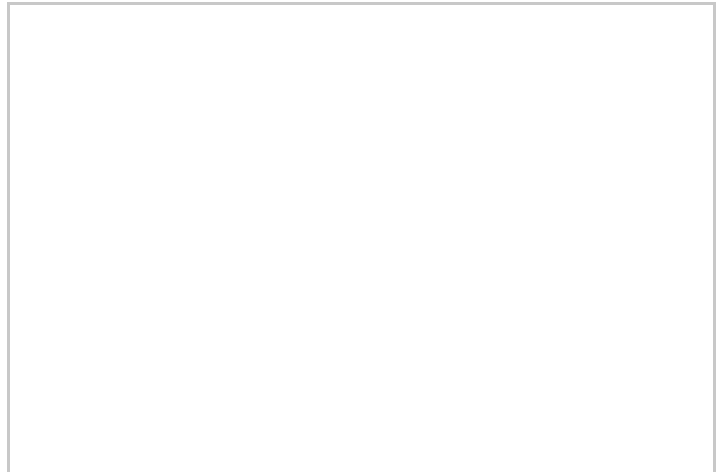
Spacious bedroom with window to front and door to:-

## Dressing Room/Study

A versatile room with beam to ceiling, window to rear and velux window. Wall mounted combi boiler.

## Outside

A sunny aspect paved patio area.



## Road Map



## Hybrid Map



## Terrain Map



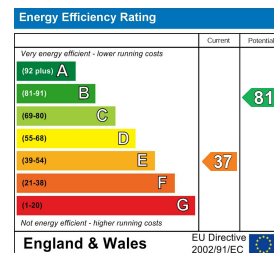
## Floor Plan



## Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.