



21 Church Street, Llangollen, LL20 8HY

Price £249,950

A charming two bedroom cottage situated on the delightful Church Street with the backdrop of the River Dee, affording direct views of Castell Dinas Bran from its sunny aspect garden. The cottage retains many original features whilst blended with modern day living. Currently used as a successful holiday let, the accommodation briefly comprises welcoming lounge with tiled floor which continues into the kitchen/breakfast room and through to the spacious conservatory ideal for entertaining. Two bedrooms, (one en-suite) and shower room are located on the first floor. The rear garden is a particular feature of this property, low maintenance and spacious patios from which to admire the setting. 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

Entrance door opens into:-

Lounge 15'1" x 13'6" (4.60 x 4.13)

Welcoming and light lounge with beams to ceiling and central beam to former chimney breast, window to front, stairs rise to the first floor, useful under stairs storage, radiator, tiled floor, which continues through to:-

Kitchen/Breakfast Room 10'3" x 13'6" (3.14 x 4.13)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit, electric hob with oven below and beam over, integrated dishwasher, space for under counter fridge, radiator, window to side, beams to ceiling, door to:-

Conservatory 13'1" x 13'6" (4.00 x 4.13)

Continuation of the tiled floor leads into this impressive light and spacious family/entertaining room, with UPVC double glazed windows, door to side and double doors opening into the rear garden, radiator.

On The First Floor

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

En-Suite Bedroom 9'6" x 13'6" (2.91 x 4.13)

Good sized room with velux window, built in bed bases, useful store cupboard to eaves, radiator and door to:-

Shower Room

Shower enclosure having mains shower, w.c, wash hand basin, heated towel rail and velux window.

Bedroom Two 10'1" x 13'6" (3.08 x 4.13)

Double bedroom with window to front and deep cill window seat, beams to ceiling, radiator.

Shower Room

Shower enclosure with mains shower, w,c, wash hand basin, fully tiled walls, heated towel rail.

Outside

The sunny aspect and tranquil rear garden offers a stunning setting over the River Dee with far reaching views towards Castell Dinas Bran, patio area with glass balustrades over the river provides an ideal outdoor entertaining area, storage container and side gated access.



Floor Plan

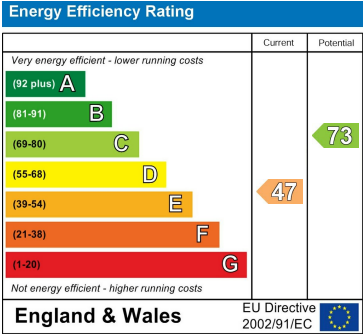


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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