



**Llys Cerdd Berwyn Road, Llangollen, LL20 8AD**

**Price £259,950**

A three bedroom semi detached house within walking distance to Llangollen Town Centre. The accommodation is arranged with the majority of the living accommodation on upper floors to take full advantage of the magnificent views across the valley to Castell Dinas Bran and the Eglwyseg Rocks. The accommodation briefly comprises glazed vestibule to entrance, hallway, large ground floor bedroom, ground floor bathroom. On the first floor there is a fitted kitchen/breakfast room, family lounge, further two bedrooms. w.c. Integral garage. Externally there is parking to the front and a good sized tiered garden to the rear offering views over the valley.

**NO CHAIN**



## Location

Located within the Dee Valley, an area of outstanding natural beauty that enjoys stunning views of the Welsh Hills to the front and rear and yet only a short walk from the Historic riverside town of Llangollen with its excellent range of restaurants, bars boutique style shops and outdoor activity centres. The day to day amenities include both Primary and Secondary schools, Health Centre, Dentists, supermarkets and a frequent bus service that operates to the neighbouring towns. There are excellent links roads that allow for daily commuting to Wrexham, Chester, Oswestry, the North West and North Wales. Popular amongst walkers and cyclists.

## Accommodation

Entrance door to porch with window to side and internal door to:-

### Hall

Welcoming entrance hall with doors off and stairs rising to the first floor. internal door to garage.

### Ground Floor Bedroom 12'7" x 10'11" (3.86 x 3.34)

UPVC double glazed window to front, radiator.

### Ground Floor Bathroom

Spacious bathroom with shower enclosure with mains shower, bath, w.c, wash hand basin, tiled floor, tiled wall, radiator.

### Integral Garage 18'11" x 8'7" (5.78 x 2.62)

With power ad lighting, up and over door to front.

### On The First Floor

Stairs rise from the hallway to the first floor landing. External door to patio. Airing cupboard.

### Kitchen/Breakfast Room

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit, gas hob with extractor above, electric oven and grill, integrated fridge/freezer, part tiled walls. UPVC double glazed window to rear and side, radiator.

### Lounge 12'9" x 15'1" (3.91 x 4.60)

Large family room with direct views towards Castell Dinas Bran, wood burner, radiator.

### Bedroom Two 15'1" x 10'11" (4.62 x 3.34)

Large double bedroom with Two UPVC double glazed windows to front enjoying far reaching views, radiator.

### Bedroom Three 11'8" x 7'8" (3.57 x 2.36)

UPVC double glazed window to rear, radiator.

### W.C

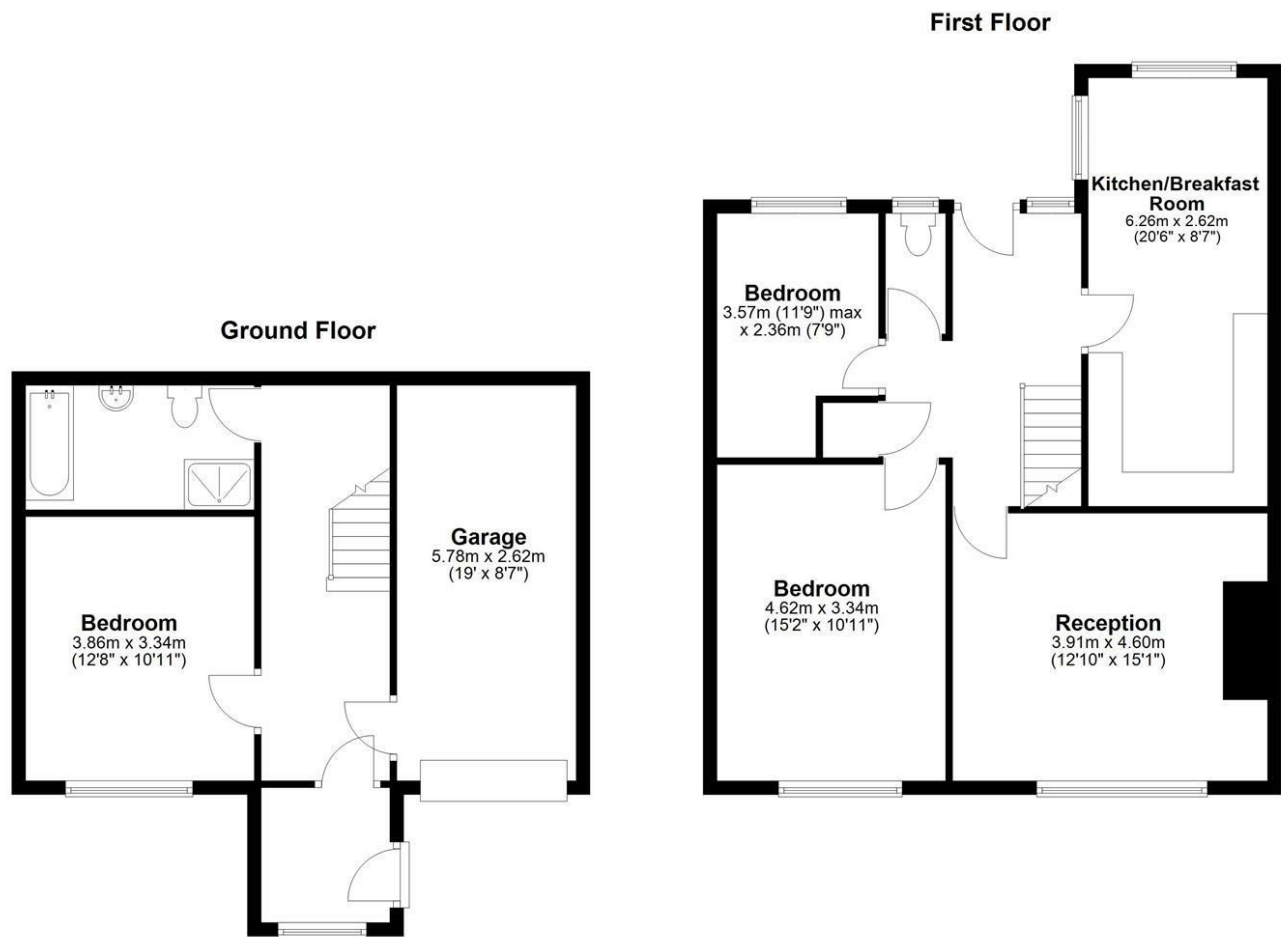
W.C, wash hand basin, window to rear.

### Outside

Parking to front leading to the integral garage, side path leads into the large sunny aspect tiered rear garden which offers far reaching views over the valley.



Floor Plan

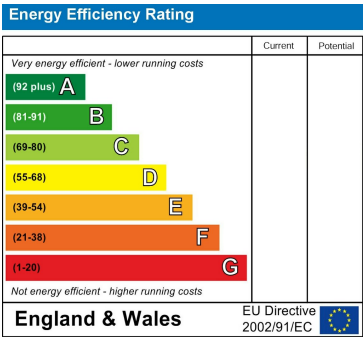


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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