



**9 Willow Street, Llangollen, LL20 8HH**

**Price £265,000**

A charming two bedroom cottage dating back to the Georgian Era with an exceptionally large garden situated in a slightly elevated position overlooking Llangollen Town and within a minutes walking distance to all amenities. The cottage retains a wealth of character with the benefits of modern day living having UPVC double glazed windows and gas central heating. The accommodation briefly comprises open plan kitchen/lounge/diner, office/garden room with patio doors to the balcony, large cellar, two double bedrooms and shower room. Externally the rear sunny aspect garden is a real delight with its decked balcony offering far reaching views over the town, steps lead down to the spacious tiered garden and greenhouse.

### Location

Within walking distance of the wealth of shopping facilities, restaurants and riverside walks that the tourist town of Llangollen has to offer. The beautiful scenery of the Dee Valley with its mountainous backdrop attracts many visitors and yet the town enjoys excellent road links to the A486 and A5 allowing for daily commuting to the commercial and industrial centres of North Wales, North West and Shropshire. Both primary and secondary schools are within easy reach and a public transport service operates to and from surrounding towns.

### Accommodation

Stable entrance door opens into:-

### Vestibule

Stable style entrance door opens into cloaks area and double doors having glazed panels opens into:-

### Open Plan Kitchen/Lounge/Dining Room

Slate flooring throughout

### Kitchen Area

Oak Fitted units complimented by work surface areas incorporating sink unit with mixer tap, tiled splashback and window above offering lovely views. Range cooker with extractor above,

### Lounge/Dining Area

Beam to ceiling, wood burner on slate hearth with Oak mantle over, TV point, cast iron radiator, window to front, stairs off to the first floor.

### Office/Garden Room

Steps from the kitchen rise to this versatile room with UPVC double glazed patio doors opening onto the balcony.

### Cellar

Door from the kitchen leads down to the large cellar room, with plumbing for washing machine, lighting, window to rear.

### On The First Floor

A solid Oak staircase rises from the ground floor to the first floor landing with doors off to all rooms.

### Bedroom One

UPVC double glazed window to front, beam to ceiling, radiator and built in wardrobe.

### Bedroom Two

Beam to ceiling, UPVC double glazed window to rear, radiator.

### Shower Room

Walk in shower enclosure with drying area, tiled floor, part tiled walls, wash hand basin with vanity unit below, w.c, window to front.

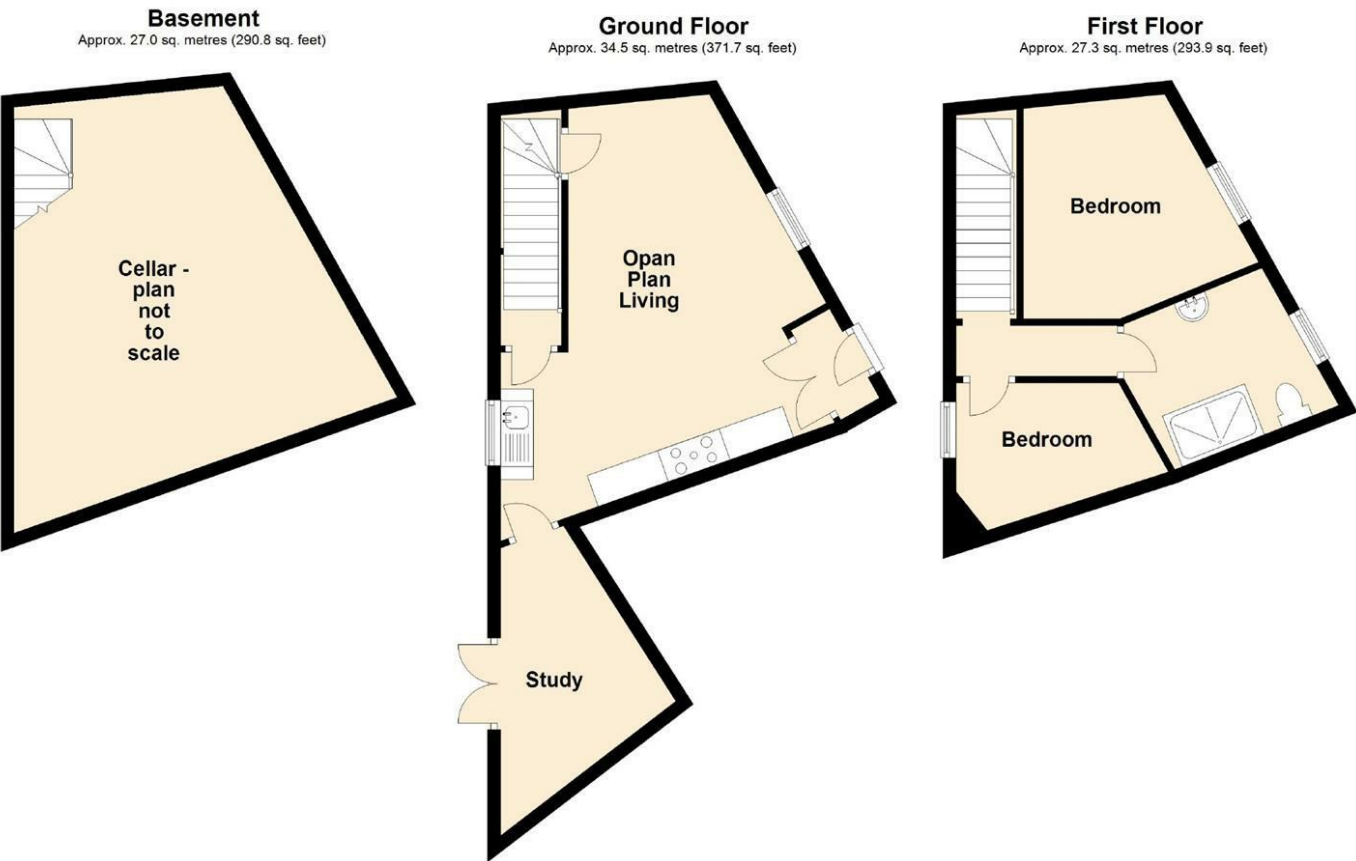
### Outside

The sunny aspect rear garden is a particular feature of the cottage, decked balcony offering views over

the Town and the Welsh hills beyond, large tiered garden with greenhouse.



Floor Plan

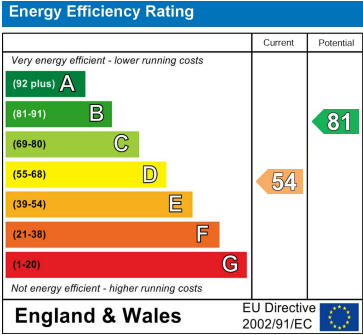


Total area: approx. 88.9 sq. metres (956.4 sq. feet)  
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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