Wingetts
More than just estate agents

19 Brook Terrace, Llangollen, LL20 8LS

Price £179,950

An immaculately presented three bedroom, three storey town house within walking distance of the picturesque riverside tourist town of Llangollen. The property has benefited from a scheme of work by the current vendors and is fully rental compliant, having new UPVC double glazing throughout with 10 year warranty from 2021, damp proof course with 20 year guarantee from 2021, new flat roof with 10year warranty from 2021, chimneys capped and rendered, new guttering and facias, externally painted. EICR passed to comply with safety regulations. The accommodation briefly comprises lounge and fitted kitchen to the ground floor with the first floor having the master bedroom and 4 piece family bathroom whilst a second staircase rises to two further bedrooms. Externally there is an enclosed rear patio. NO CHAIN

Location
Llangollen provides a most pleasant and convenient residential location renowned for its picturesque setting on the River Dee and its annual international music eisteddfod.

The town centre offers an excellent range of amenities including shopping, schooling and social amenities, whilst good road links and a regular public transport service provide commuting to the major commercial and industrial centres throughout the area.

Directions
From our Llangollen office proceed along Castle Street turning left at the traffic lights, continue for approximately 400 yards, just before the fire station take the right hand turning onto Brook Street where the property will be observed on your left hand side indicated by the Wingetts "for sale" board.

Accommodation
UPVC entrance door with glazed panel leads to:-

Lounge 3.29 x 4.60
UPVC double glazed window to front, decorative fireplace, radiator, coving to ceiling, recessed shelving, wall light points, TV aerial point and wood flooring.

Rear Hallway
With cloaks area and under stairs storage, external door to rear patio, radiator, stairs rising to the first floor and door to:-

Kitchen 2.56 x 2.96
Fitted base and wall units complimented by work surface areas incorporating stainless steel single drainer sink unit with UPVC double glazed window above, space for cooker with stainless steel extractor hood above, plumbing for washing machine, wall mounted gas combi boiler, space for fridge freezer, part tiled walls, tiled floor.

On The First Floor
Stairs rise from the inner hallway to the first floor landing, UPVC double glazed window to rear and doors off to:-

Master Bedroom 3.24 x 4.01
Two UPVC double glazed windows to front, radiator.

Bathroom
A modern four piece suite of bath with central mixer tap and shower take off, rectangular wash hand basin with mixer tap and UPVC double glazed window above, w.c, walk in shower cubicle, chrome heated towel rail, part tiled walls and tiled floor.

On The Second Floor
Stairs rise from the first floor landing to the second floor with doors off to:-

Bedroom Two 2.61 x 2.57
UPVC double glazed window to rear, radiator.

Bedroom Three 3.24 x 4.01
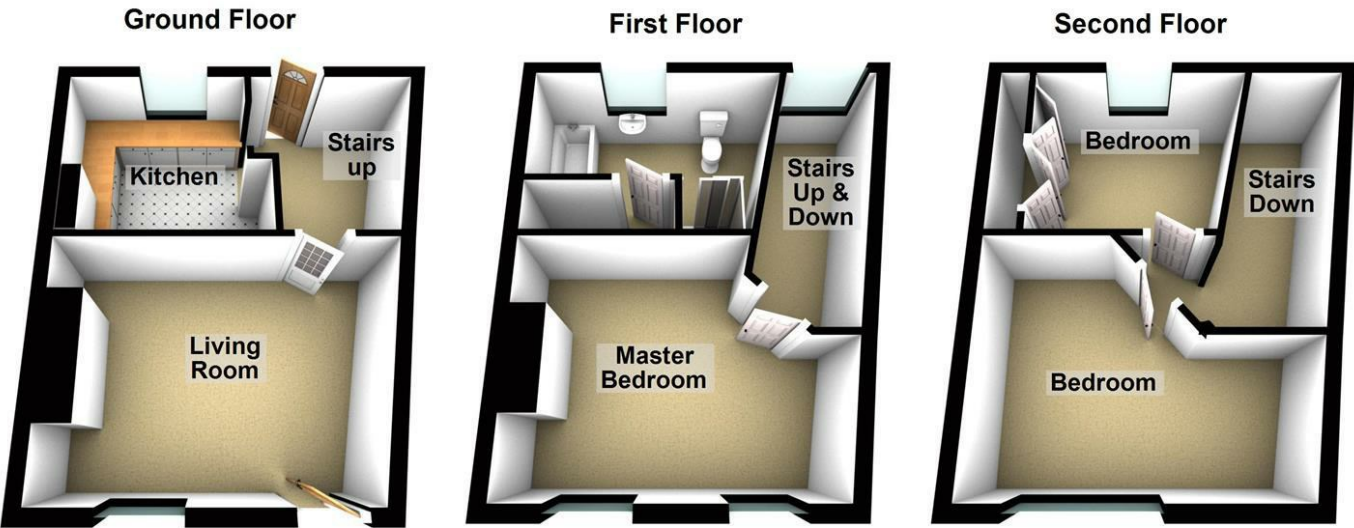UPVC double glazed window to front, radiator.

Outside
Rear patio.

Parking is available just 20yards from the property, permits can be purchased from Denbighshire Council and permits are valid in all Denbighshire car parks.
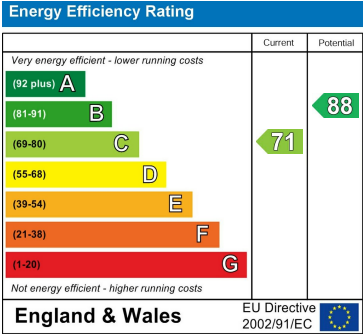
Floor Plan

Ground Floor

Kitchen

Stairs up

Living Room

First Floor

Stairs Up & Down

Master Bedroom

Second Floor

Bedroom

Stairs Down

Bedroom

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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