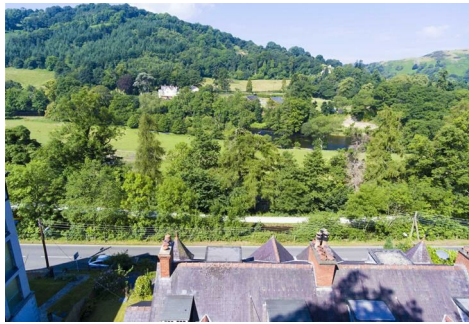




Iscoed, Abbey Road, Llangollen, LL20 8EF

Price £475,000

A beautiful example of a large five bedroom semi detached period family home arranged over three floors within a sought after location overlooking the Canal and Railway. Enjoying lovely features including a corner turret, stained glass windows and fire surrounds the spacious accommodation briefly comprises, welcoming hallway with attractive staircase and wood floor, Sitting Room incorporating the turret, Lounge enjoying mountain views through the window to front, dining room with open aspect into the kitchen. The spacious 1st floor galleried landing gives access to three double bedrooms with bedrooms 1 and 2 having access onto the front veranda. This floor also includes a well appointed bathroom with Victorian style claw feet bath and a separate shower room with large walk in shower. The second floor has two further double bedrooms. Externally, Iscoed has the benefit of a double garage with electric door, front paved seating area and garden from which to admire the far reaching views, side level lawned garden a paved patio. Steps rise to a rear wooden garden with scope for improvement.

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. This substantial semi detached house is conveniently located within easy reach of the town centre and provides well proportioned family accommodation.

Directions

From our Llangollen office proceed over the Bridge, turning left onto Abbey Road, continue along Abbey Road passing the Pavilion and just after Plas Derwen apartments, Iscoed will be observed on the right hand side.

Accommodation

Part glazed entrance door to enclosed porch with patterned tiled floor, leaded and stained glass side window with radiator below and part painted wood panelling, part glazed door opens into:-

Hallway

Featuring a Herringbone wood flooring complimented by the barley twist and wood panelled staircase with storage cupboard below, picture and dado rail, radiator, plaster detail to ceiling, part glazed door to:-

Cloakroom

With leaded and stain glass window and patterned tiled floor.

Sitting Room 14'4" x 10'11" (4.37 x 3.32)

A beautiful light room featuring the shaped walk in turreted window with mountainous views and part leaded stained glass top window panel, French doors opening onto a patterned tiled covered porch,, arch recess with part stained glass and leaded windows and two panel door, fireplace with inset log burner and tiled hearth, picture rail, radiator and decorative plaster to ceiling.

Lounge 14'11" x 12'4" (4.54 x 3.77)

Herringbone wood floor, walk in archway recess with window to front with mountainous views and part leaded and stained glass window, ornate plasterwork to ceiling, picture rail, feature timber fireplace with glazed tiles, open fire with mantle and inset mirror above, radiator.

Dining Room 11'11" x 13'7" (3.64 x 4.13)

Window to front and rear, radiator, wood effect laminate flooring, cupboard housing "Baxi" gas boiler, part glazed panelled door into:-

Kitchen 9'11" x 12'5" (3.03 x 3.79)

Appointed with a fitted range of base and wall cabinets with glass fronted display shelving, gloss worktop surfaces including 1½ bowl stainless steel single drainer sink unit with mixer tap, freestanding stainless steel range style cooker with six burner gas hob, stainless steel splashback and stainless steel extractor hood above, part tiled walls, plumbing for washing machine, space for fridge freezer, two windows overlooking the courtyard and part glazed external door.

On The First Floor

The turned staircase rises to the first floor having gallery over stairwell, with spacious landing, coloured and leaded front and side windows with secondary glazing, coved ceiling, three panelled doors off to all rooms, picture rail, double door linen cupboard and additional storage cupboard.

Bedroom One 17'7" x 12'6" (5.35 x 3.80)

Enjoying views of the canal and railway through the part leaded and stained glass window, feature fireplace with decorative tiles, picture rail, radiator, part glazed door leading onto the verandah.

Bedroom Two 10'4" x 14'0" (3.14 x 4.26)

Featuring the walk in turreted window with part leaded and stained glass enjoying views of the canal and Dee Valley, picture rail, radiator, timber fire surround with tiled inset, French doors open onto the verandah, additional window.

Bedroom Three 9'4" x 12'4" (2.85 x 3.77)

Window to side with radiator below, corner cast iron fireplace with glazed tiles.

Family Bathroom 12'0" x 8'1" (3.66 x 2.46)

A spacious bathroom which is appointed with a Victorian style claw feet bath with central mixer tap and shower take off, pedestal wash hand basin with tiled splashback, low flush wc, corner cast iron fire with surround, window to rear, tiled floor, chrome heated towel rail.

Shower Room

Featuring a large glazed shower cubicle, rectangular wash hand basin in vanity unit, wc, tiled floor, coloured glass window.

On The Second Floor

The barley twist staircase rises to the second floor landing with gallery over stairwell, side window, radiator and two, three panel doors off.

Bedroom Four 12'0" x 17'2" (3.65 x 5.22)

Shaped ceiling dormer window to rear, fireplace and radiator.

Bedroom Five

Shaped ceiling with dormer front window enjoying lovely views across the canal towards the mountains, radiator.

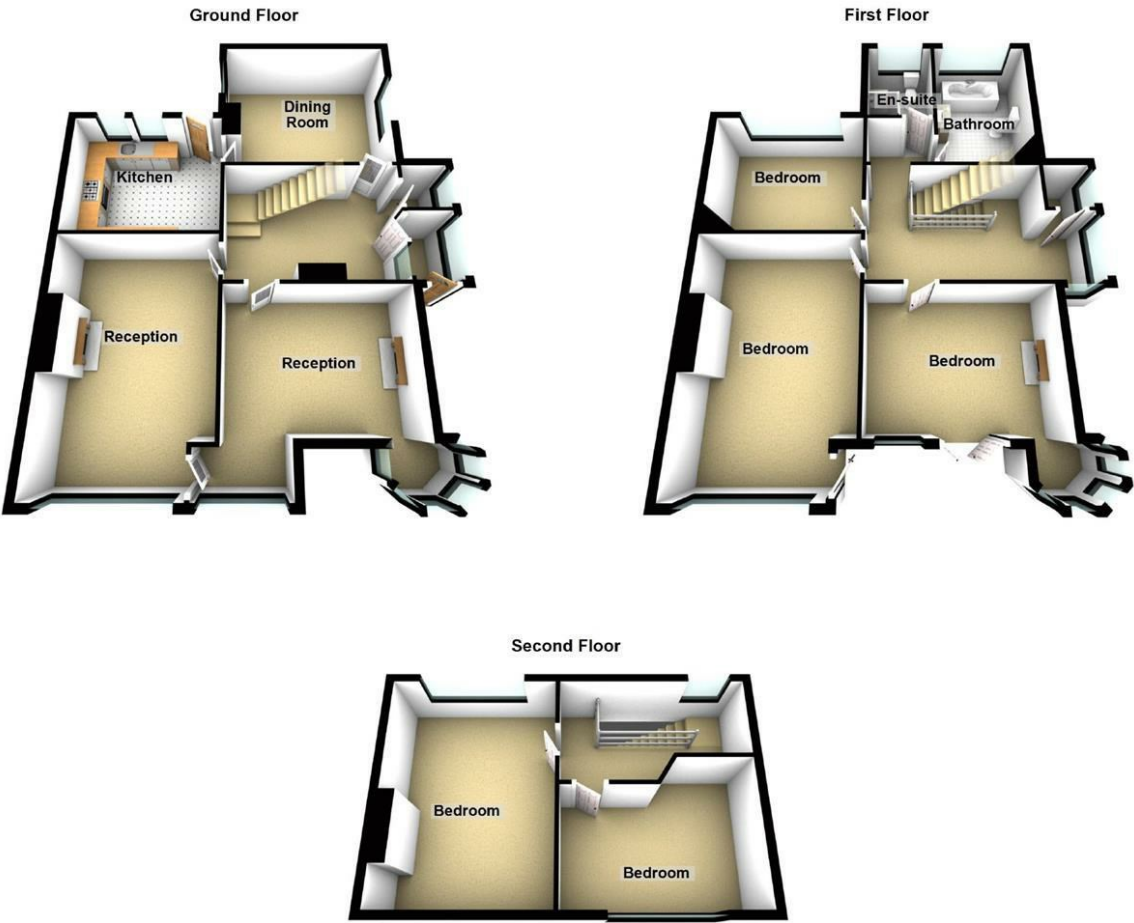
Double Garage 16'8" x 16'7" (5.07 x 5.06)

Benefiting from an electric up and over door, lighting and electric socket.

Outside

A timber gate shared with neighbour and steps leading to a front paved seating area from which to admire the views, this continues to the side lawned garden and entrance door, stone paved patio ideal for BBQ's and entertaining, wooden steps lead up to the wooded banked garden with scope for improvement. A rear path gives access to a lockable store shed.

Floor Plan

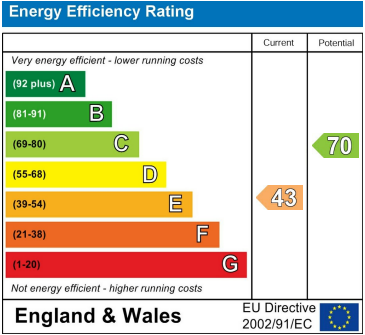


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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