



3 Tan Y Ddol, Abbey Road, Llangollen, LL20 8SL
Offers In Excess Of £200,000

A spacious two double bedroom house located just off Abbey Road in Tan Y Ddol, which adjoins the Steam Railway, benefiting from two private parking spaces to front and sunny aspect enclosed garden to rear. The accommodation briefly comprises fitted kitchen with newly installed gas "Worcester" boiler, spacious lounge with large conservatory off, two double bedrooms and modern shower room. Paved drive to front providing parking and enclosed low maintenance garden to rear. 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. Tan Y Ddol is conveniently located within easy level walking distance of the town centre.

Accommodation

Part glazed entrance door with matching side window opens into:-

Entrance Hall

Welcoming hall with stairs rising to the first floor, doors off to:-

Kitchen 9'0" x 10'0" (2.75 x 3.06)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over and window above with views of the Welsh hills. Five ring gas hob with oven below and stainless steel extractor hood above. Integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, part tiled walls, wall mounted "Worcester" gas boiler, radiator.

Lounge 10'11" x 16'0" (3.34 x 4.89)

Spacious lounge with window to rear, radiator and patio doors opening into:-

Conservatory 7'1" x 8'1" (2.17 x 2.47)

A lovely addition to the property is this large conservatory with central ceiling light and fan, tiled floor, radiator and patio doors opening into the rear garden.

On The First Floor

Stairs rise from the hallway to the first floor landing, ceiling hatch to roof space with pull down ladder, airing cupboard housing the hot water tank and doors off to all rooms.

Bedroom One 8'7" x 16'0" (2.64 x 4.89)

Two windows to rear, built in wardrobe, radiator.

Bedroom Two 8'3" x 9'8" (2.52 x 2.95)

Window to front, radiator.

Shower Room

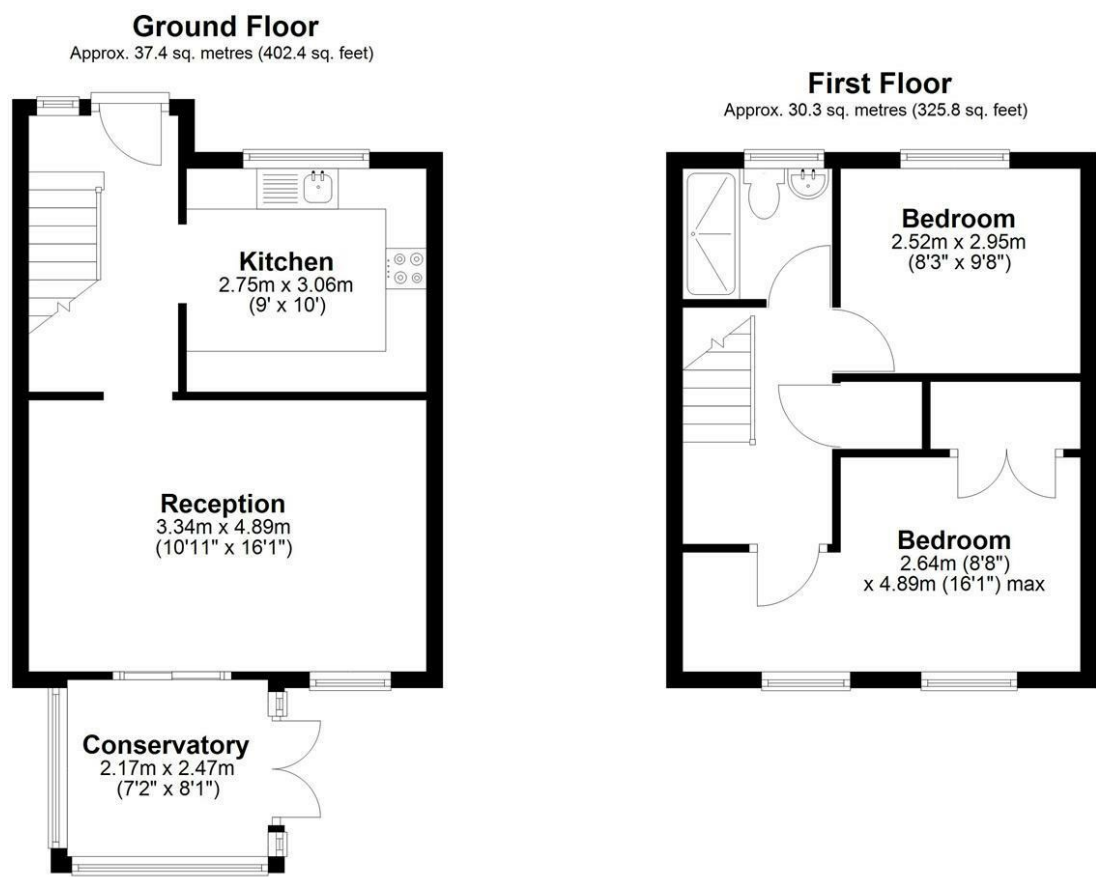
Modern shower room appointed with shower enclosure having electric "Triton" shower, w.c, wash hand basin, heated towel rail, window to front. Tiled walls.

Outside

To the front there is parking for two cars. The sunny aspect enclosed rear garden is paved for ease of maintenance with stocked borders, shed with power laid on and gate to rear alley.



Floor Plan

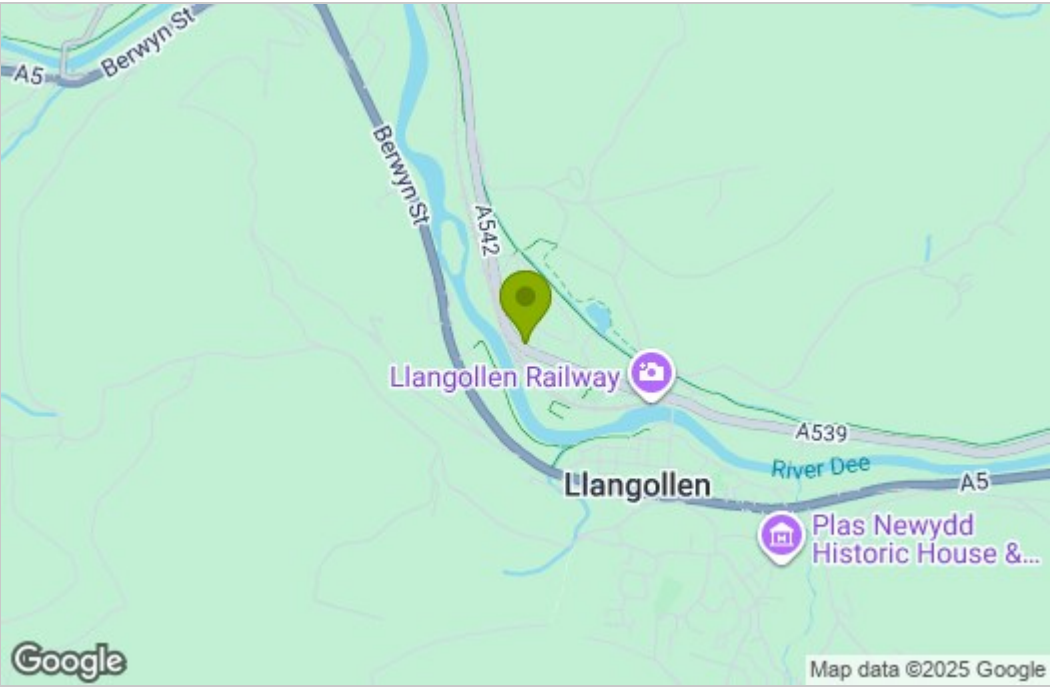


Total area: approx. 67.7 sq. metres (728.2 sq. feet)

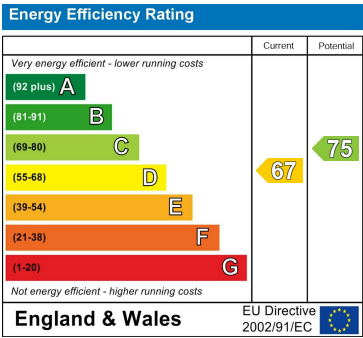
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
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Plan produced using PlanUp.

3 Tan Y Ddol, *

Area Map



Energy Efficiency Graph



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