

**17 Bridge Street, Llangollen, LL20 8PF**

**Price £450,000**

A Grade II Listed four storey Townhouse located in the centre of town with the backdrop of the River Dee. Currently a successful Holiday let Riverside Suites comprises of two one bedroom apartments. "The Suite" comprises of spacious lounge, en-suite bedroom, lower ground kitchen/breakfast room, outside summerhouse and riverside patio. "The Townhouse" is arranged over the first and second floors with lounge/dining room, kitchen, shower room and double bedroom with dressing area. The property offers versatile use and could easily be re-instated as a residential home. All Fixtures and fittings are included. NO CHAIN, EPC D (62)

## 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.

## On The Ground Floor

### Apartment One "The Suite"

One bedroom apartment situated on the ground and lower ground floors with entrance door from front opening into:-

#### Lounge 17'1" x 11'9" (5.23 x 3.60)

Double fronted windows to front with deep cills, feature exposed stone wall, radiator and door to:-

#### Inner Hall

Internal service door to main entrance hall (leading to Apartment Two) stairs down to lower ground level and door to:-

#### En Suite Bedroom 15'5" x 11'1" (4.70 x 3.39)

River views, built in wardrobe, radiator, door to:-

#### En-Suite

Feature exposed stone wall, shower enclosure with mains shower, w.c, wash hand basin, heated towel rail.

## On The Lower Ground Floor

Stairs leading down from the inner hall to the lower ground kitchen/breakfast room.

#### Kitchen/Breakfast Room 15'5" x 9'4" (4.70 x 2.86)

Fitted with a range of base and wall units complimented by work surfaces incorporating Belfast sink, exposed brick work and beams. Electric hob with under counter area for fridge, electric oven, useful store cupboard, window to rear and door opening into the Riverside garden.

## Riverside Garden

Timber summerhouse with power laid on, decked seating area and door leads through to the raised patio area overlooking the River Dee from which to admire the setting.

### Apartment Two "Townhouse"

One bedroom apartment situated on the first and second floors, entrance door opens into hallway with stairs rising to the first floor.

#### Lounge/Dining Room 17'1" x 12'7" (5.23 x 3.85)

Full length walk in bay window to front, exposed stone wall, radiator, archway opens into:-

#### Kitchen 8'6" x 11'1" (2.60 x 3.39)

Fitted range of base and wall units with works surface areas incorporating stainless steel sink unit, electric hob with extractor hood over and electric oven below, under unit lighting, integrated dishwasher, integrated fridge. Door to:-

## Shower Room

Walk in double shower enclosure with mains shower, feature exposed brick wall, window offering riverside views, w.c, wash hand basin with vanity unit below, heated towel rail.

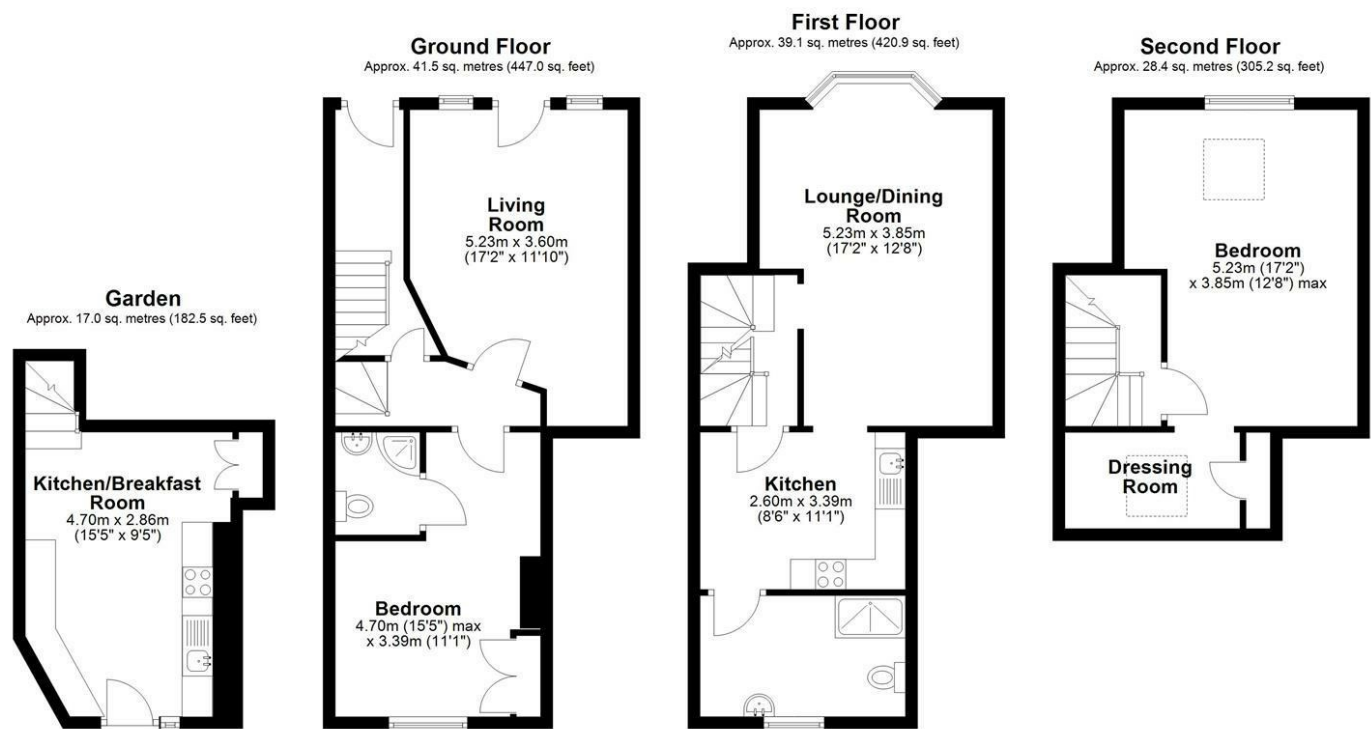
## On The Second Floor

#### Bedroom & Dressing Room 17'1" x 12'7" (5.23 x 3.85)

Window to front, velux window, radiator. dressing area with velux window.



Floor Plan



Total area: approx. 125.9 sq. metres (1355.6 sq. feet)

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

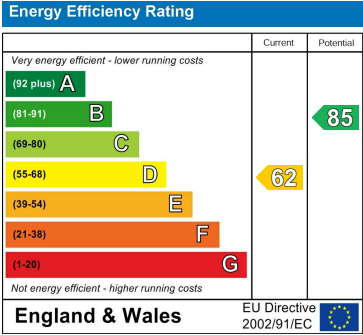
Plan produced using PlanUp.

17 Riverside KAD, \*

Area Map



Energy Efficiency Graph



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