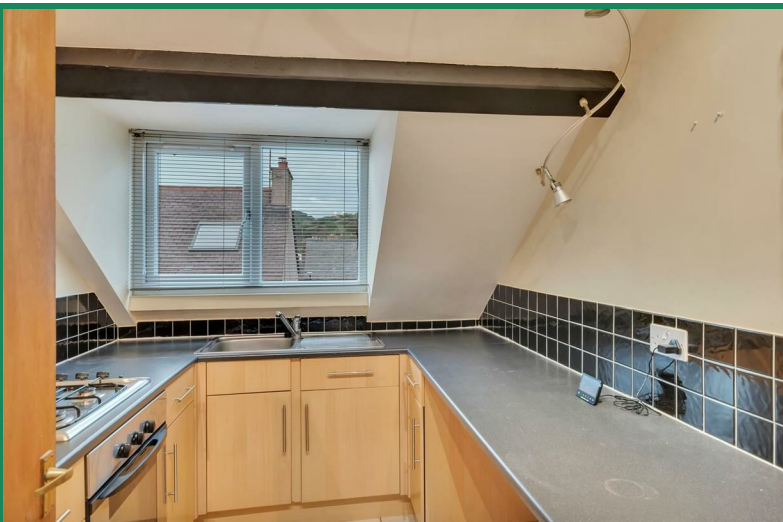
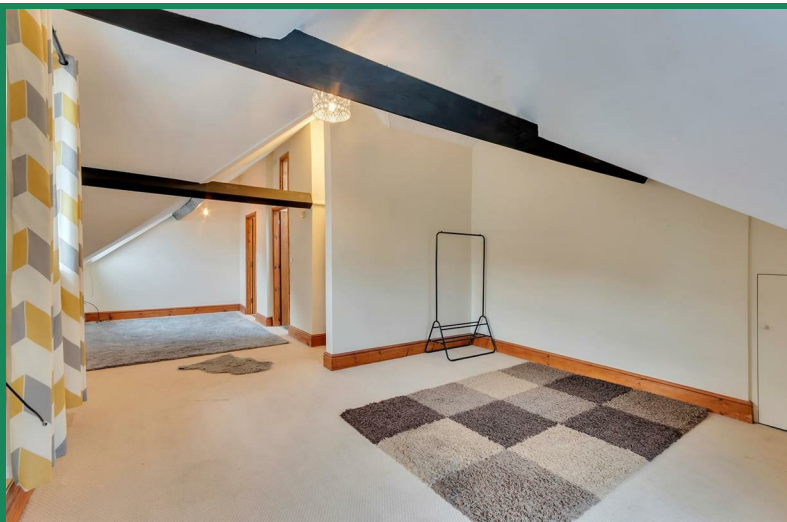




5 George Street

Llangollen, LL20 8RE

Price £98,000



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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.

99 years from 3rd November 2006

Accommodation

Ground floor entrance door opens into communal hallway and the apartment is located on the second floor.

Studio

14'7" x 29'11" (4.47 x 9.13)

Large open aspect room with living area and bedroom area, two UPVC double glazed windows, two radiators, beams to ceiling.

Kitchen

8'11" x 6'11" (2.72 x 2.11)

Fitted units with worksurface area incorporating sink unit with UPVC double glazed window above, gas hob with electric oven below, space for washing machine, part tiled walls, beam to ceiling.

Shower Room

Shower enclosure with mains shower, w.c, wash hand basin, tiled walls, tiled floor, velux window, beam to ceiling.

Service Charge

£40 a month to cover building insurance and maintenance.

Lease

Road Map



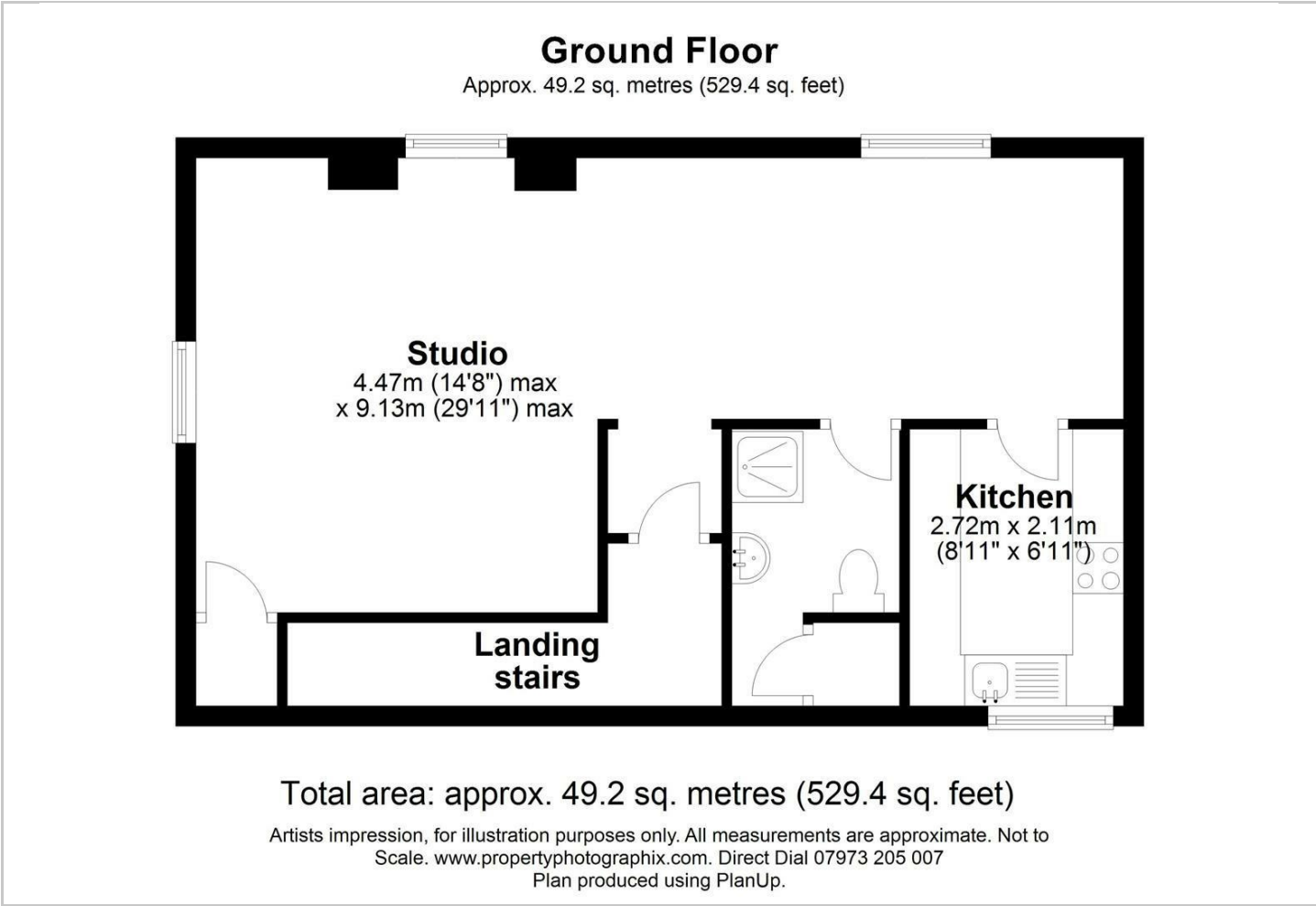
Hybrid Map



Terrain Map



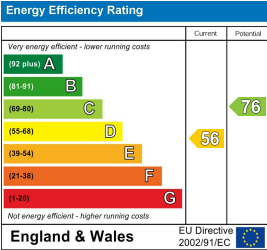
Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.