



11 Lllys Y Barcty, Llangollen, LL20 8HZ
Price £179,950

A three bedroom, three storey Townhouse, enjoying an enviable position and boasting stunning views over the River Dee and up to Castell Dinas Bran. The property requires modernising. The Accommodation briefly comprises garage to entrance door, ground floor bedroom with w.c off, two bedrooms and family bathroom to the first floor, lounge/dining room and kitchen/breakfast room to the second floor with balcony off. Garage and off road parking for 2 cars, patio to rear overlooking the Mill pond. NO CHAIN

Location

Llys Y Barcty is one of Llangollen's prime locations set on the banks of the River Dee. 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.

Accommodation

The garage gives access to internal door.

On The Ground Floor

Internal hallway with stairs rising to the first floor and door to:-

Bedroom Three 10'2" x 9'10" (3.11 x 3.00)

Sliding patio door to patio overlooking the mill pond and W.C off

On The First Floor

Bedroom One 13'5" x 10'7" (4.09 x 3.25)

Large box window overlooking the mill pond, radiator.

Bedroom Two 7'0" x 10'0" (2.15 x 3.07)

Window with views towards the River, radiator.

Bathroom

Bath with electric "Triton" shower over, w,c, wash hand basin, extractor.

On The Second Floor

Stairs rise to the second floor with window to front and door to:-

Lounge/Dining Room 13'5" x 19'0" (4.09 x 5.80)

Balcony off with views over the river and towards Castell Dinas Bran, radiator, ceiling hatch to roof space, open aspect to:-

Kitchen/Diner 13'5" x 9'3" (4.09 x 2.82)

Fitted range of base and wall units with works surface areas incorporating sink unit with large window above. cooker with oven below and extractor above, plumbing for washing machine, space for fridge freezer, wall mounted "Worcester" gas combination boiler, radiator.

Outside

Parking for 2 cars, patio overlooking the mill pond.



Floor Plan



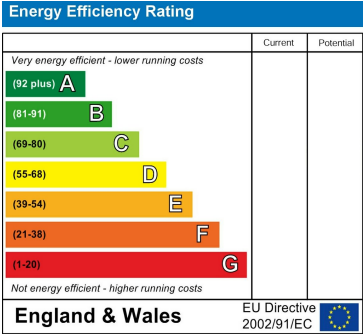
Total area: approx. 105.5 sq. metres (1135.1 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

11 Llys Y Barcty, *

Area Map



Energy Efficiency Graph



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