

6 Mill Street, Llangollen



Price: £129,950

- A TWO BEDROOM END OF TERRACE HOUSE
- EASY WALKING DISTANCE TO TOWN
- LOUNGE; KITCHEN/BREAKFAST ROOM
- LOWER GROUND FLOOR DINING ROOM/STUDY
- SEATING AREA/ SMALL PARKING SPACE TO FRONT
- OFFERING RIVER VIEWS

Llangollen 01978 861366

Wrexham (Head Office/ Auction Gallery) 01978 353553

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Wingetts More than just estate agents

Mill Street, Llangollen, LL20 8RY

A well presented two bedroom end of terrace property located within easy walking distance of the popular tourist town of Llangollen. The property briefly comprises light and airy lounge, fitted kitchen/Breakfast room, lower ground floor dining room/study with window offering natural light. Two bedrooms and shower room to the first floor. Externally the property is approached over a brick paved shared drive which offers space for a seating area or a small car/motorbike.

DIRECTIONS: - From our Llangollen office proceed over the bridge turning right onto Mill Street, where no 6 will be observed on your left hand side indicated by the Wingetts "For Sale" board.

THE ACCOMMODATION WITH APPROXIMATE ROOM DIMENSIONS IS ARRANGED AS FOLLOWS

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 the town centre and provides well proportioned family accommodation.

Accommodation

UPVC part glazed entrance door opens to the hall area with tiled floor, coat hook and UPVC double glazed window. A cottage style door opens into the:-

Kitchen/Breakfast Room 13'86 x 10'6 (6.15m x 3.20m)

Fitted laminate fronted base and wall units in shaker style, gloss worktops incorporating stainless steel single drainer sink unit with mixer tap over. Slot in cooker, wall mounted display cabinet, plumbing for washing machine, space for fridge and separate freezer below worktop within former chimney breast, UPVC double glazed window to front and rear, radiator, wall mounted Worcester gas combi boiler, tiled floor, part tiled walls and cottage style door to:-

Lounge 14'4 x 10'2 (4.37m x 3.10m)

UPVC double glazed window to front with radiator below, telephone point, chimney breast with stone hearth.

Basement Room 10'17 x 12'77 (3.48m x 5.61m)

Access from the kitchen with stairs down to this useful room with UPVC double glazed window to front, radiator, and storage cupboard.

On The First Floor

Stairs from the kitchen rise to the first floor landing with handrail and spindled gallery over stairwell, UPVC double glazed window and three cottage style doors off.

Bedroom One 14'81 x 12'16 (6.32m x 4.06m)

A good sized light and airy room with dual aspect through two UPVC double glazed windows allowing for River and Mountain views, two radiators.

Bedroom Two 11'92 x 8'21 (5.69m x 2.97m)

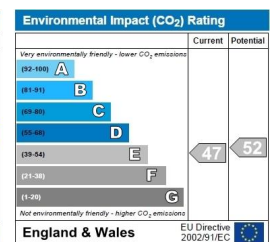
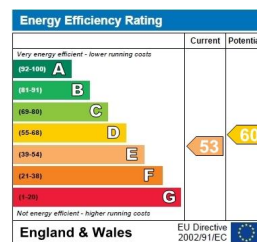
A double bedroom with UPVC double glazed window to front and radiator.

Shower Room

Appointed with a low flush WC, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, UPVC double glazed window and radiator.

Outside

A brick paved shared drive provides space for a seating area or parking for a small car or motorbike.



TENURE Tenure as advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION Vacant possession will be given upon completion of the sale.

SERVICES Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchaser's are invited to obtain specialist reports if required.

OUTGOINGS Council Tax Band details available from Denbighshire County Council.

VIEWING Viewing by appointment with the sole agents Wingetts, 12 Castle Street, Llangollen LL20 8NU Tel: 01978 861366

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Date: 25th July 2018

