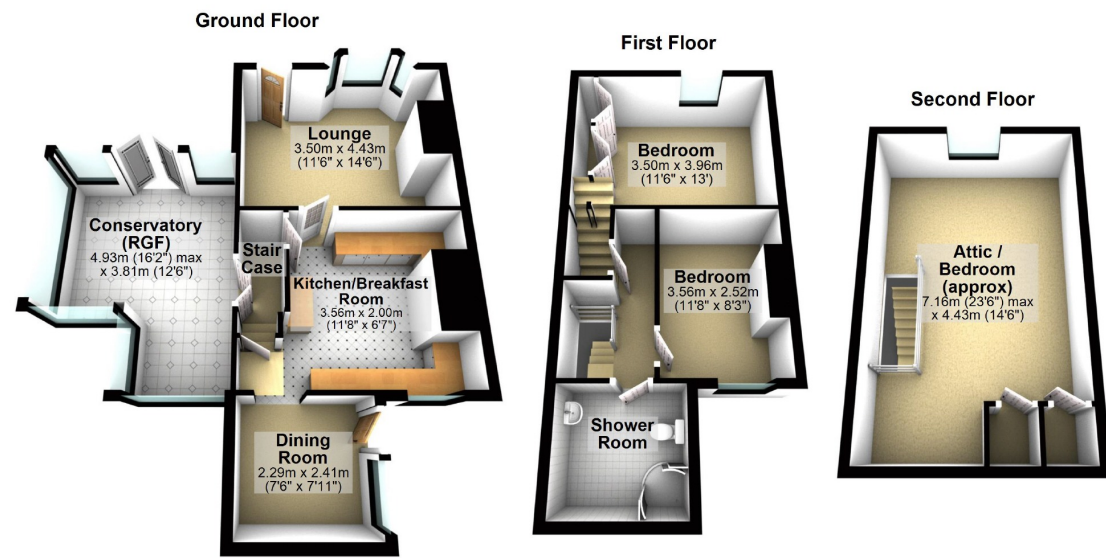


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		81
	43		43



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.

Reference: 5960

Date: 25th November 2020

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

12 Castle Street, Llangollen, Denbighshire, LL20 8NU
 Tel: 01978 861366 Fax : Email : llangollen@wingetts.co.uk
www.wingetts.co.uk



Glan Dyffryn
 Fron Bache, Llangollen, LL20 7BS
Price £250,000





Description

A three bedroom semi detached Victorian house situated in an elevated position with breath taking views over Llangollen and direct views of Castell Dinas Bran. Glan Dyffryn is a delightful and spacious property offering original features along with modern day living with UPVC double glazing and gas central heating the property briefly comprises lounge with gas burner, fitted kitchen/breakfast room with exposed brick chimney, dining room with access to courtyard, large conservatory from which to admire the views, two bedrooms and newly fitted shower room to the first floor, a large attic double bedroom to the second floor. Externally there is a double garage with electric door, sunny aspect patio from conservatory to enjoy the setting and garden beyond. Viewing Essential 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.

Directions

From Castle Street proceed to the top of the road turn left at the traffic lights, turning immediately right onto Hill Street. Take the first right in to Vicarage Road then first left up Fron Bache bearing right follow the road round and take a left at the junction, where Glan Dyffryn will be observed on the right hand side.



Accommodation

UPVC entrance door to:-

Lounge 3.50 x 4.43 (11'6" x 14'6")

With large walk in UPVC double glazed bay window offering far reaching views, feature chimney breast with brick hearth and inset gas burner, coving to ceiling, recessed shelving, tv point, radiator and door to:-

Kitchen/Breakfast Room 3.56 x 2.00 (11'8" x 6'7")

Fitted with a range of base and wall units complimented by work surface areas incorporating stainless steel sink unit with UPVC double glazed window over, exposed brick chimney breast with mantle over and New world 6 ring burner, with ovens below and extractor above. Integrated dishwasher, plumbing for washing machine, space for fridge/freezer, tiled floor, under unit lighting, part tiled walls, open serving hatch and archway to:-



Dining Room 2.29 x 2.41 (7'6" x 7'11")

A continuation of the tiled flooring with UPVC double glazed window to side and UPVC double glazed external door to courtyard.

Door from the kitchen opens to staircase leading to:-

Conservatory 4.93max x 3.81max (16'2" x 12'6")

A delightful addition to the property is this large UPVC double glazed conservatory with French doors opening onto the good sized patio area from which to admire the extensive views over the town, with electric and central heating, wood effect laminate flooring, central ceiling light and fan.

The Staircase continues to:-

First Floor

Landing with doors off to all rooms

Bedroom One 3.50 x 3.96 (11'6" x 13'0")

A good sized double bedroom with fitted wardrobes, UPVC double glazed window with lovely views, coving to ceiling and radiator.



Bedroom Two 3.56 x 2.52 (11'8" x 8'3")

UPVC double glazed window to rear, coving to ceiling and radiator.

Shower Room

A well appointed shower room with large walk in shower cubicle, mains shower with Drench shower head and shower take off, w.c within Grey unit, wash basin within Grey vanity unit and wall mounted sensor light up mirror above, tall heated towel rail, patterned tiled floor, UPVC double glazed window, extractor and white fully tiled walls. Airing cupboard housing the Worcester boiler.



Second Floor

A door from the first floor landing opens to the second staircase leading into:-

Bedroom Three 7.16 max x 4.43 max (23'6" max x 14'6" max)

A spacious attic room with exposed beams, window to front overlooking the valley and velux style window overlooking the rear garden, with useful built in storage units and radiator.

Outside

The property is approached via steps leading to the entrance door with rockery to the front and further steps to the side leading to the "L" shaped paved patio with direct access to the conservatory, a perfect setting for outdoor dining with amazing views over Llangollen. Further steps leads to the tiered garden with a mix of shrubs and plants with gravelled pathway to the top of the garden.

Double Garage

With electric up and over door.