

BOWEN

PROPERTY SINCE 1862



Offers in the region of £195,000

Derfel House, George Street,
Llangollen LL20 8RE

🏠 4 Bedrooms

🚿 1 Bathroom

Derfel House, George Street, Llangollen LL20 8RE



General Remarks

A four bedroom and two reception room Llangollen town house located in a highly convenient position for all the amenities of the town having a useful two room basement that has natural light and can be accessed from inside the property or via external steps. The property has a level enclosed garden with rear yard featuring an outbuilding. EPC Rating – 48|E.

Accommodation

On The Ground Floor:

Entrance Hall: 15' 5" x 5' 3" (4.71m x 1.61m)

Approached through a timber part glazed door. Dado rail. Radiator. Stripped floorboards. Feature archway to staircase.

Lounge: 13' 2" x 12' 2" (4.02m x 3.71m) Period pine fire surround with slate hearth having recessed open fire. Stripped floorboards. Dado rail. Period style fitted shelving to recess. Double glazed sash window. Dimmer control lighting. Two radiators.

Dining Room: 13' 7" x 10' 10" (4.15m x 3.30m) Stripped floorboards. Two radiators. Double glazed sash window. Recessed cupboard containing wall mounted "Ideal Logic" gas-fired combination central heating boiler. Understairs cupboard with steps down to Basement.

Kitchen: 12' 8" x 7' 5" (3.86m x 2.26m) Fitted with one-and-a-half-bowl stainless steel single drainer sink unit set into double base unit having adjacent laminate granite-effect topped work surface, beneath which there is space and plumbing for a dishwasher. Space for refrigerator. Space for double "American" style refrigerator. Range of four suspended wall cabinets. Space for cooker. Quarry tiled floor. Double glazed window. Radiator. Part glazed back door.

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On The First Floor:

Landing: 14' 5" x 5' 3" (4.39m x 1.61m) Understairs store cupboard. Smoke alarm.

Bedroom 1: 17' 0" x 9' 0" (5.19m x 2.75m) Stripped floorboards. Two double glazed sash windows. Two radiators.

Bedroom 2: 11' 4" x 7' 9" (3.45m x 2.36m) Radiator. Double glazed sash window.

Bathroom: 11' 4" x 5' 10" (3.46m x 1.79m) Fitted with a four piece white suite comprising a close flush w.c., pedestal wash hand basin together with panelled bath and separate shower tray having thermostatic shower fitted above. Part tiling to walls with full tiling to shower. Fitted mirror-fronted bathroom cabinet. Radiator. Tiled floor.





On The Second Floor:

Landing: 6' 8" x 6' 6" (2.04m x 1.97m) Built-in storage cupboard to eaves.

Bedroom 3: 16' 3" x 8' 7" (4.96m x 2.61m) Exposed purlin. Radiator. Double glazed window. Built-in cupboard to eaves.

Bedroom 4: 9' 6" x 6' 6" (2.90m x 1.98m) Radiator. Double glazed window. Exposed purlin.

On The Lower Ground Floor:

Basement Room 1: 14' 8" x 10' 4" (4.47m x 3.14m) Quarry tiled floor. French windows to external staircase. Radiator. Head height - 1.93m.

Basement Room 2: 14' 7" x 9' 5" (4.45m x 2.87m) Radiator. Quarry tiled floor. External window. Steps up to Ground Floor understairs.

Outside: To the front elevation there is an ornamental garden with two specimen trees and having stocked planting between gravel beds and low maintenance paving. The boundary is of a dwarf brick wall with wrought-iron fence on top. There is pedestrian access (private) to George Street. The pathway continues to the side of the property. At the rear there is an enclosed yard together with timber Outbuilding 2.92m x 2.84m.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal Logic" gas-fired combination boiler situated in the cupboard off the Dining Room.

Tenure: Freehold. Vacant Possession upon Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Offices proceed down Castle Street turning left onto Market Street. Continue and take the left-hand turning onto George Street and park in the corner of George Street and John Street. Follow the gated pathway (along the side of the car park) to access the property.



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Total Area: 136.1 m² ... 1465 ft²

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.