

BOWEN

PROPERTY SINCE 1862



Asking Price £245,000

24 Wern Road, Llangollen LL20 8DU

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Occupying an elevated position enjoying outlooks over Llangollen town, this split-level modern semi-detached property offers three bedroom family accommodation. There is a parking driveway to an over-sized garage and there is a level and low-maintenance rear garden finished with artificial grass. In addition there is a spacious living room and dining room, breakfast kitchen and bathroom. The property is double-glazed and gas centrally heated.

Accommodation

Entrance Hall: 6' 5" x 4' 4" (1.95m x 1.32m)

Approached through a double glazed door. Twin matching side windows.

Lower Ground Floor Hallway: Radiator.

Lower Ground Floor Bedroom 3: 11' 11" x 10' 5" (3.62m x 3.17m) Laminate timber-effect flooring. Radiator. Double glazed window.

On The First Floor:

Landing: 13' 0" x 3' 4" (3.97m x 1.02m) Two smoke alarms. Loft access-point. Central heating thermostat.

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Living Room/Dining Room: 18' 2" x 12' 5"
(5.54m x 3.78m) Double glazed window.
Television aerial point. Coved finish to ceiling.
Radiator.

Breakfast Kitchen: 11' 11" x 10' 6" (3.63m x
3.19m) Fitted with a range of white panel-fronted
units comprising stainless steel single drainer
sink unit with monobloc mixer tap attachment set
into a range of base storage boards set beneath
laminated granite-effect topped work surfaces.
Fitted drawer pack with deep pan drawer. Space

for electric cooker having cooker hood above.
Range of matching suspended wall cupboards.
Tiling to work areas. Double glazed window.
Double glazed back door. Heat detector.

Bedroom 1: 12' 5" x 12' 5" (3.79m x 3.78m)
Radiator. Double glazed window. Airing
cupboard containing wall mounted "Baxi" gas-
fired combination-type central heating boiler.

Bedroom 2: 11' 11" x 10' 4" (3.62m x 3.16m)
Radiator. Double glazed window.





Bathroom: 8' 1" x 6' 2" (2.47m x 1.89m) Fitted with a four piece white suite comprising low level w.c., pedestal wash hand basin, enamel panelled bath and shower tray with fitted enclosed glazed cubicle having instant heat electric shower fitted above. Full tiling to bath and shower areas. Part tiling to basin. Double glazed window. Radiator.

Outside: To the front elevation there is a tarmacadam Parking Driveway leading to the Garage (5.57m x 3.71m) fitted with up and over door, electric light and fitted shelving, fitted stainless steel single drainer sink unit and fitted timber block-effect topped work surface. Space with plumbing for automatic washing machine. Space for tumble dryer. The front garden is laid to lawn having curved brick retaining wall and specimen tree. A concrete pathway leads to the side elevation and the main entrance door to the property. Steps continue up to the rear where there is a level low maintenance garden fitted with artificial grass having well defined boundaries of timber fencing. Beyond there is a sloping further garden bounded by trees.

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 "Baxi" combination-type boiler situated in No. 1 Bedroom.

Tenure: The property is held on the basis of the Freehold Interest with full Vacant Possession available upon Completion.

EPC: EPC Rating - 55|D.

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

Directions: From the Agents Castle Street Offices proceed down Castle Street over the Dee Bridge and at the junction turn right and then first left (behind the Taxidermist) ascending Wharf Hill. Pass over the canal bridge and bear to the right and ascend the hill before taking the next right-hand turning onto Wern Road. Continue until the property is observed on the left-hand side.



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