



**BOWEN**  
PROPERTY SINCE 1862

Asking Price £325,000

3 Bedrooms 2 Bathrooms

Bella Vista, Aber Adda, Hill Street,  
Llangollen LL20 8HB



## Bella Vista, Aber Adda, Hill Street, Llangollen LL20 8HB

### General Remarks

Arranged over three floors, this three double bedroom split-level house is far larger than it appears from street level. The property is presented to a high standard throughout and boasts two reception rooms, en-suite bathroom to the main bedroom and a balcony which has views of Castell Dinas Bran. The property also benefits from solar panels which are owned and is also located within walking distance of the town centre. Internally on the ground floor there is an entrance hallway, double bedroom/home office, family bathroom, dual aspect kitchen/breakfast room and a dining room. On the lower ground floor there is a hallway with a large walk-in storage cupboard, the main bedroom with an en-suite bathroom, further double bedroom and a utility room. On the top floor there is a spacious living room which spans the full width of the property.



**Location:** Enjoying excellent road links to Chester, Wrexham and Oswestry and with both Ruabon and Chirk Railway Stations only fifteen minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day facilities including good Schooling, a Health Centre and a wide range of Shops including a Greengrocers, Butchers and Bakers, and numerous other small Boutiques. A Fishing Club is available in the town and there is also an 18-hole golf course and Club House.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Double glazed composite door to the front elevation. PVCu double glazed side panel to the front elevation. Wooden flooring.

**Bathroom:** 7' 9" x 6' 0" (2.35m x 1.84m) PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Tiled floor. Down-lighters. Linen cupboard.

**Bedroom 3/Home Office:** 10' 8" x 9' 8" (3.26m x 2.94m) PVCu double glazed window to the front elevation. Wooden flooring. Under-floor heating. Down-lighters.

**Dining Room:** 14' 10" x 9' 9" (4.53m x 2.98m) PVCu double glazed French doors and window to the rear elevation. Wooden flooring. Under-floor heating. Built-in shelving and storage. Down-lighters.

**Kitchen/Breakfast Room:** 13' 5" x 7' 8" (4.09m x 2.34m) PVCu double glazed windows to the front and side elevations. Cream wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral electric oven and separate grill. Cooker hood. Integral dishwasher. Integral fridge and freezer. Wall tiling. Tiled floor. Under-floor heating. Down-lighters.

### On The Lower Ground Floor:

**Hallway:** Wooden flooring. Under-floor heating. Walk-in storage cupboard with a "Worcester Green Star" boiler.

**Utility Room:** 6' 2" x 4' 5" (1.89m x 1.34m) PVCu double glazed door to the rear elevation. Wall units with complementary wood-effect work surfaces. Tiled floor. Wall tiling. Plumbing for washing machine. Space for condensing tumble dryer.

**Bedroom 1:** 13' 2" x 10' 8" (4.02m x 3.25m) PVCu double glazed window to the rear elevation. Wood-effect flooring. Under-floor heating. Down-lighters.

**En-Suite Bathroom:** 10' 5" x 6' 1" (3.17m x 1.85m) PVCu double glazed window to the side elevation. Four piece white suite comprising a panelled bath, corner shower, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Down-lighters. Heated towel rail.

**Bedroom 2:** 13' 3" x 7' 9" (4.04m x 2.37m) PVCu double glazed window to the rear elevation. Under-floor heating. Down-lighters.















#### On The First Floor:

**Living Room:** 20' 6" x 11' 10" (6.26m x 3.61m) (with some restricted head height). Three double glazed sky-lights to the rear elevation. PVCu double glazed window to the side elevation. Two radiators. Ash wooden flooring. Eaves storage.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking. There is also an electric car charger point attached to the front of the house. The rear garden is split-level and combines a paved Patio and lawn section leading off the lower ground

floor accommodation with steps down to a further Patio and lawn. In addition to this there is a Balcony leading off the Dining Room which has fantastic views over the Valley.

**Services:** All mains services are connected subject to statutory regulations. The central heating is under-floor to lower two floors and a conventional radiator system to the top floor effected by the floor standing "Worcester Green Star" boiler which is located in a storage cupboard on the lower ground floor hallway.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 77/C.

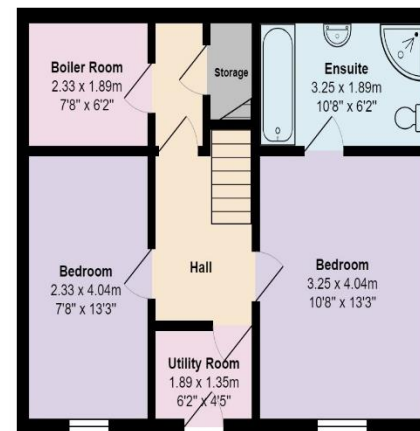
**Council Tax Band:** The property is valued in Band "E".

**Directions:** From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn left onto the A5. Take the first turning on the right and then immediately left onto Hill Street. Proceed up the hill and take the first turning on the left into Aber Adda and the property will be observed after a short distance on the left-hand side of the road.

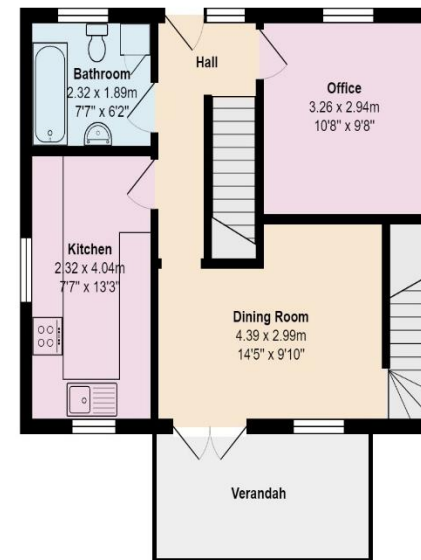
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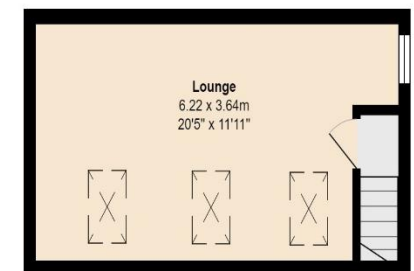
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Ground Floor



First Floor



Second Floor

Total Area: 120.9 m<sup>2</sup> ... 1301 ft<sup>2</sup> (excluding verandah)

All measurements are approximate and for display purposes only

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