

BOWEN

PROPERTY SINCE 1862



Asking Price £340,000

3 Bedrooms 1 Bathroom

Ty Felin, Pentrefelin,
Llangollen LL20 8EE

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General Remarks

Boasting a wealth of character features, this three bedroom detached cottage also benefits from a rear garden which enjoys an excellent degree of privacy. With two reception rooms as well as a kitchen/breakfast room, the property has a good amount of off-road parking and a detached garage. Internally the living accommodation briefly comprises an entrance porch; living room; kitchen/breakfast room; dining room; study; utility room; downstairs w.c.; landing; main bedroom with an en-suite; two further bedrooms and a family bathroom. Located within easy striking distance of the town of Llangollen and the Horseshoe Pass - an early viewing is highly recommended. EPC Rating – 29|F.

Accommodation

On The Ground Floor:

Entrance Porch: 6' 8" x 3' 7" (2.04m x 1.09m) Solid oak front door. Double glazed timber framed window to side. Patterned tiled flooring. Exposed timbers. Ceiling light point. Part glazed stained stable door to:



Lounge: 17' 11" x 14' 9" (5.47m x 4.50m) Slate flooring. Three radiators. Exposed beams to the ceiling and exposed timbers. PVCu double glazed window to side. Timber framed double glazed sash window to front. Feature Inglenook fireplace with log-burner having stone and slate hearth and surround with oak mantel-piece over. Two wall-light fittings. Three ceiling light fittings.

Kitchen: 14' 1" x 10' 0" (4.29m x 3.04m) Comprising a range of cream wall and base units with solid wood work-top surfaces. Single stainless steel sink unit with draining board. Two PVCu double glazed windows to side. Part tiled walls. Tiled flooring. Power points. Built-in four-ring "Schott Ceran" electric hob with an extractor hood over and an "AEG" electric double fan oven and grill beneath. Space for a tall fridge freezer. Exposed beams to ceiling. Radiator. Space for a breakfast table. Two ceiling light fittings. Timber framed double glazed window to rear overlooking the garden. Steps leading down to the part glazed solid wooden door to garden.

Dining Room: 12' 1" x 10' 2" (3.68m x 3.10m) Double glazed timber framed sash window. Radiator. Light fitting. Solid oak floorboards. Exposed beams to ceiling. Power points. Slated fireplace and hearth. Television aerial point. Two wall-mounted candlestick holders.

Study: 9' 6" x 5' 8" (2.901m x 1.73m) Solid oak flooring. Radiator. Power points. Ceiling light fitting. Exposed timbers. French PVCu doors leading out onto the garden.

Utility Room: 6' 7" x 6' 6" (2m x 1.99m) "Worcester Heat Slave 20/25" oil central heating boiler. Plumbing and space for a washing machine. Wall and base units with work-top surfaces. Ceramic sink with chrome taps. Ceiling spot-lights. Power points. Double glazed window. Light fitting. Slate flooring.

Downstairs WC: 9' 3" x 4' 6" (2.82m x 1.37m) Comprising a pedestal wash hand basin and low level w.c. PVCu double glazed window. Radiator. Part tiled walls. Tiled flooring. Wall-light fitting. Storage shelving. Ceiling spot-lights.

On The First Floor:

Landing: Ceiling light fitting. Floorboards. Radiator. Ceiling spot-light.

Bedroom 1: 15' 3" x 13' 0" (4.64m x 3.97m) Solid oak floorboards. Cast-iron feature fireplace. Radiator. Double glazed timber framed sash window. Exposed timbers. Two wall-light fittings. Ceiling light fitting. Loft hatch. Built-in wardrobes. Power points.

Inner Corridor: Linking Bedroom 1 and En-Suite. The Inner Corridor has shelving, wall-light fitting, frosted window and exposed slate.

En-Suite Shower Room: 5' 9" x 3' 10" (1.75m x 1.17m) Comprising a three piece white suite to include low level w.c., corner wash hand basin set in a white vanity unit and fully tiled shower enclosure with a thermostatic shower bar over. Tiled flooring. Part tiled walls. Extractor fan. Velux window. Ceiling spot-lights. Wall-light fitting.









Bedroom 2: 10' 9" x 10' 0" (3.28m x 3.06m) Solid oak floorboards. Feature cast-iron fireplace with slate hearth. Power points. Ceiling light fitting. Wall-light fitting. Timber framed double glazed sash window. Television aerial point. Shelving. Exposed timbers.

Bedroom 3: 7' 9" x 7' 7" (2.35m x 2.31m) Solid oak floorboards. PVCu double glazed window. Loft hatch. Power points. Radiator. Ceiling light fitting. Storage cupboard.

Bathroom: 8' 11" x 5' 6" (2.73m x 1.67m) Comprising a low level w.c. and a wash hand basin set on a solid wooden vanity unit. Roll-top bath with brass taps and hand-held shower attachment. Fitted cupboards and airing cupboard. Wall-light fitting. Ceiling spot-lights. Exposed roof truss. Extractor fan. PVCu double glazed window with internal shutters. Exposed slate. Candlestick holders. Part tiled walls. Tiled flooring.

Outside: Enclosed rear garden with lawn, gravel pathway and paved Patio Seating Area with Pergola. A well stocked garden with a variety of plants and shrubs in the borders together with pond. Outdoor tap. Gated side access. Steps leading up to the Canal. To the front there is Parking available for 2/3 cars. Outdoor lighting. Detached Garage/Store/Workshop with double opening doors, power and lighting.

Services: Mains water and electricity are connected subject to statutory regulations. Septic tank drainage. The central heating is an oil-fired system from a "Worcester" boiler located in the Utility Room.

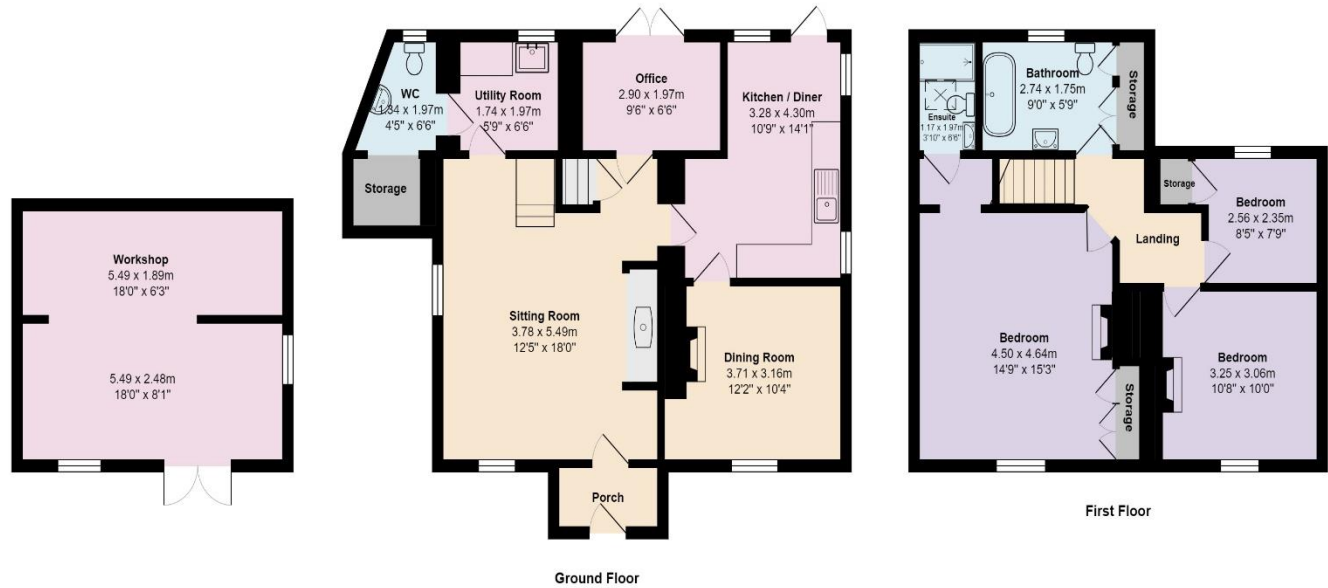
Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use Postcode LL20 8EE. From the Agents Llangollen Offices proceed down Castle Street over the Dee Bridge to the junction with the Wrexham Road at which turn left onto Abbey Road in the direction of the Llangollen Eisteddfod Pavilion. Pass out of the town past the Eisteddfod Pavilion Ground and ascend the hill passing down the other side. Just before you reach the junction for Rhew/Llantysilio (B5103) the property can be seen on the left-hand side.

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Total Area: 128.1 m² ... 1379 ft² (excluding workshop)

All measurements are approximate and for display purposes only

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