



### **3 Glanllyn , Gaerwen, LL60 6BW**

**£172,000**

**SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS**

A semi detached and extended single story cottage with generous garden.

Located within close proximity of local amenities and within five minutes of the A55 expressway.

The accommodation briefly comprises of: Entrance Porch, lounge with 'Tiger' log burner, two bedrooms, bathroom/shower room/WC, kitchen and dining room.

Benefiting from electric heating and PVC double glazing.

Viewing recommended to fully appreciate the location, accommodation and external space.

To be sold with no onward chain.



**Entrance Porch 4'0" x 2'6" (1.24 x 0.78)**

With slate pitched roof, timber framed part glazed door, tiled flooring and ceiling light. Wall mounted electric consumer unit. Timber glazed panel door opening to lounge.

**Lounge 15'8" x 11'7" (4.79 x 3.55)**



Chimney recess housing 'Tiger' cast iron wood burning stove set on slate tiled hearth. PVC double glazed window to the front elevation. Tiled flooring, electric heater with digital thermostat and coving to ceiling with light unit.

**Bedroom 1 8'8" x 8'4" (2.66 x 2.55)**



PVC double glazed window to front elevation. Laminated wood floor covering. Electric heater and pendant light.

**Bedroom 2 10'10" x 6'7" (3.31 x 2.02)**



PVC double glazed window to the rear of the property. Laminated wood floor covering. Pendant light.

**Hallway 8'0" x 3'7" (2.45 x 1.11)**

PVC double glazed side exit door. Telephone point. Access hatch to roof space. Pendant light.

**Bathroom/Shower Room/WC 8'0" x 7'9" (2.46 x 2.38)**



Having a claw foot bath with mixer tap/shower attachment, pedestal wash hand basin, WC and fully tiled shower cubicle with rainfall shower head. Electric towel radiator. PVC double glazed frosted window to the rear of the property. Vinyl tile effect floor covering. 'Expelair' extractor fan and ceiling light. Airing cupboard housing factory lagged hot water cylinder and shelving.

### Kitchen 11'9" x 7'11" (3.59 x 2.42)



Wood effect fronted wall and base storage units with granite effect work surfaces and tiled splashbacks. Inset single drainer stainless steel sink unit with mixer tap. Built in 'Zanussi' electric fan oven and 'Lamona' electric hob with stainless steel canopy extractor over. Recess for stand up fridge freezer and plumbing and under counter space for washing machine. Laminated wood floor covering. Ceiling light unit. Opening to the dining room.

### Dining Room 7'0" x 6'1" (2.14 x 1.86)



PVC double glazed windows to the rear elevation and PVC double glazed side exit door. Pendant light and laminated wood floor covering.

### Outside



Pedestrian gate to the front low maintenance garden with concrete path leading to the front Porch and side entrance. Side timber privacy fence panel and gate opening to the side garden area with flagged/crushed slate patio area overlooking the rear natural garden area. To the rear of the property is a raised decked area which again overlooks the rear garden and provides an additional private seating area with recessed storage area and access to water tap. The rear garden is considered larger than average with a summer house and stream running through it, however limited in use due to its lack of drainage, especially after heavy rain.

### Tenure

Understood to be Freehold and to be confirmed by the Vendors Solicitor.

### Energy Rating

Band E.

### Services

Mains water, electricity and drainage.  
Electric heating.

### Council Tax

Band C.

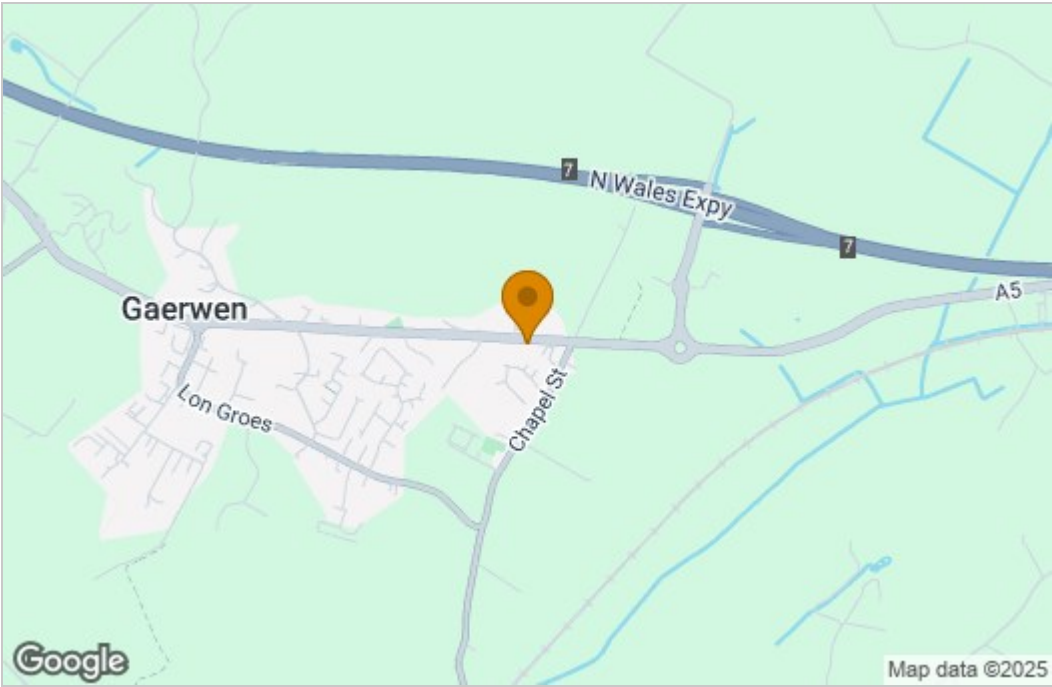


Floor Plan

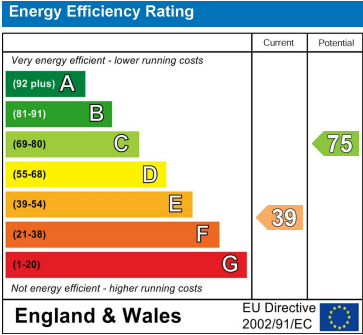


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Area Map



Energy Efficiency Graph



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