



**Fernlea Market Street, Llangollen, LL20 8PY**

**Price £179,950**

A three bedroom, three storey, semi detached house situated within level walking distance to the towns amenities, offering spacious accommodation and enclosed rear garden, requiring modernising. The accommodation briefly comprises lounge, dining room with patio doors to the rear garden and kitchen. On the first floor are two bedrooms and family bathroom, with the third bedroom located on the top floor.

Enclosed rear garden with brick store, Energy Rating TBC, No Chain.

## Location

Market Street is located in the popular tourist town of Llangollen which offers a wealth of shopping facilities, restaurants and riverside walks. The beautiful scenery of the Dee Valley with its mountainous backdrop attracts many visitors and yet the town enjoys excellent road links to the A486 and A5 allowing for daily commuting to the commercial and industrial centres of North Wales, North West and Shropshire. Both primary and secondary schools are within easy reach and a public transport service operates to and from surrounding town



## Accommodation

Entrance door with glazed panel above displaying house name "Fernlea" opens into:-

### Entrance Hall

Entrance hall with stairs rising to the first floor.

### Lounge

Sash bay window to front, ornamental fireplace.

### Dining Room

Quarry tiled floor, fireplace, UPVC double glazed patio doors open into the rear garden, built in storage unit.

### Kitchen

Fitted base and wall units with work surface area incorporating sink unit with window above, part tiled walls, quarry tiled floor.



### On The First Floor

Stairs from the hallway rise to the first floor landing with window to side and doors off to all rooms.

### Bedroom One

Large master bedroom with sash window to front, ornamental fireplace, built in wardrobe and radiator.

### Bedroom Two

Window to rear, ornamental fireplace, radiator.

### Bathroom

Bath with electric shower over, w.c, wash hand basin, window to side, radiator.



### On The Second Floor

Stairs rise to:-

### Bedroom Three

Another spacious room with window to front and side, storage to eaves, radiator.

### Outside

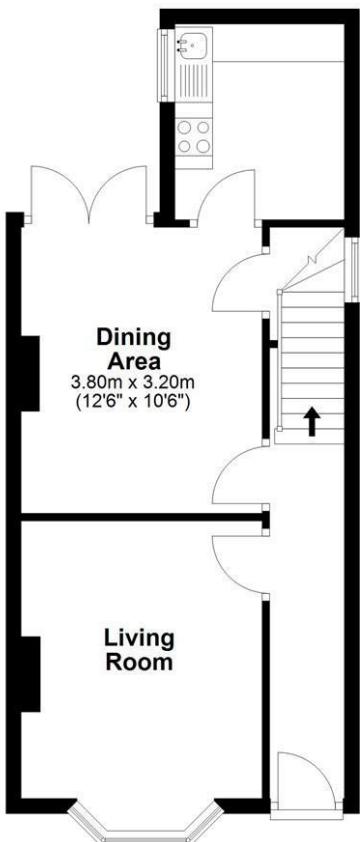
Enclosed courtyard to front, side alley gives access into the good sized rear garden. Stone outbuilding.



## Floor Plan

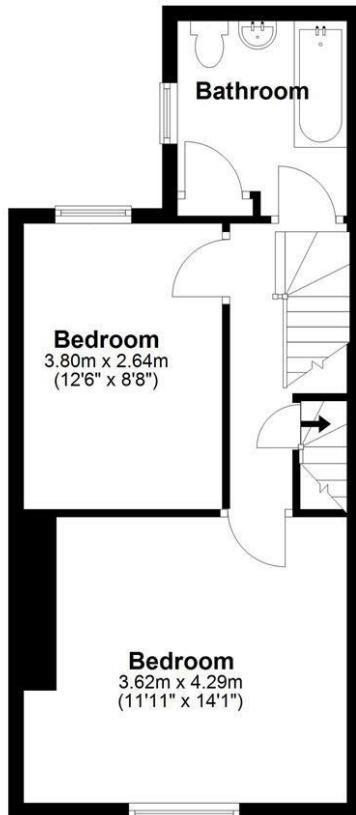
### Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



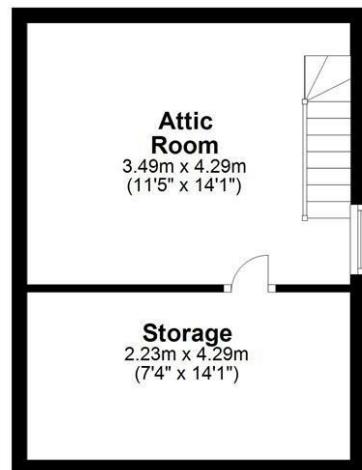
### First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



### Second Floor

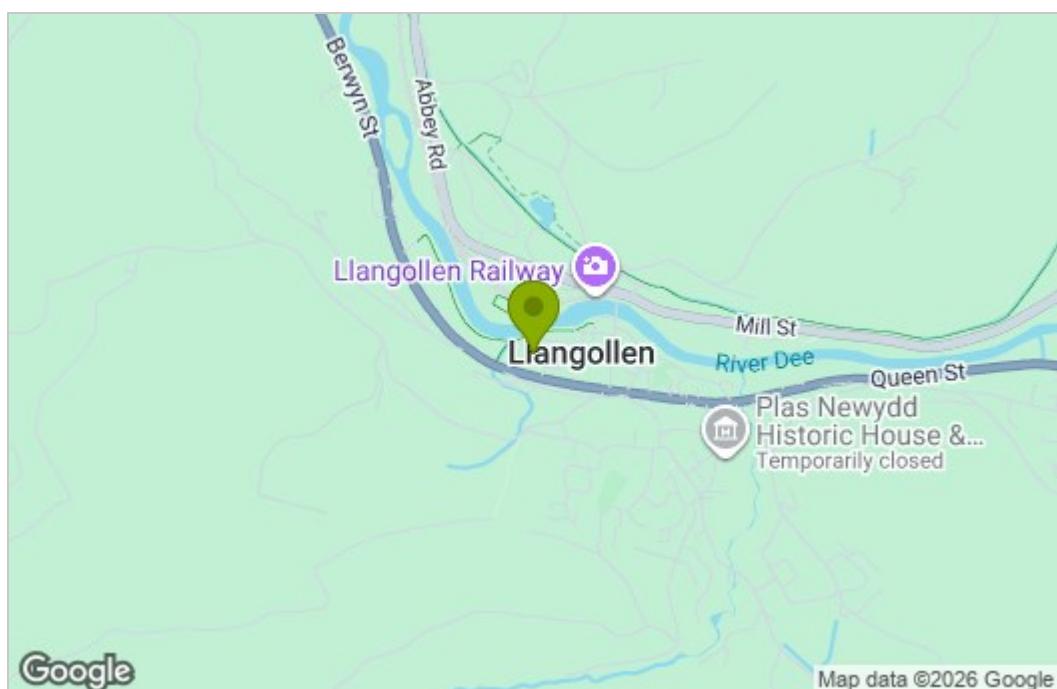
Approx. 25.0 sq. metres (268.8 sq. feet)



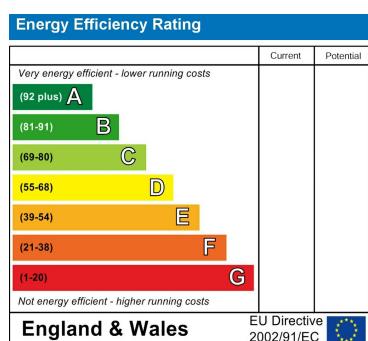
Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

## Fernlea

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.