



1 Garth Issa, Garth, Llangollen, LL20 7UR













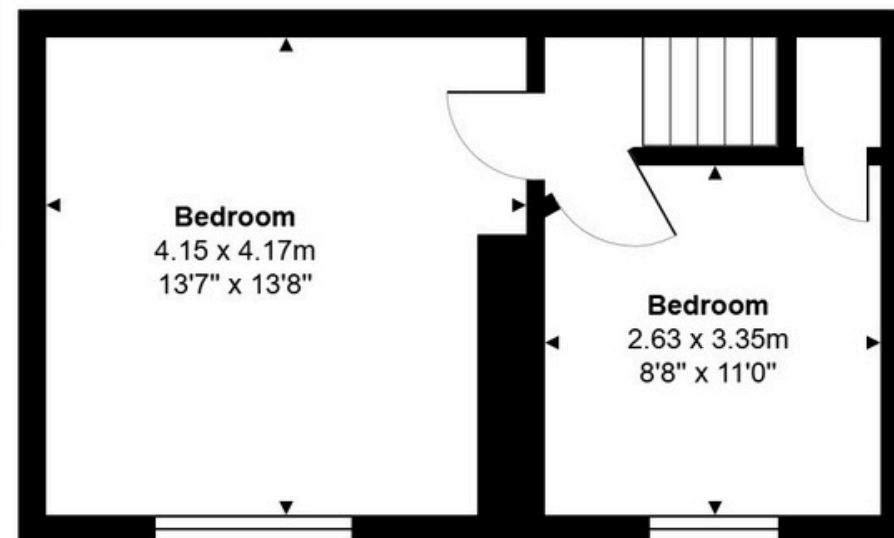
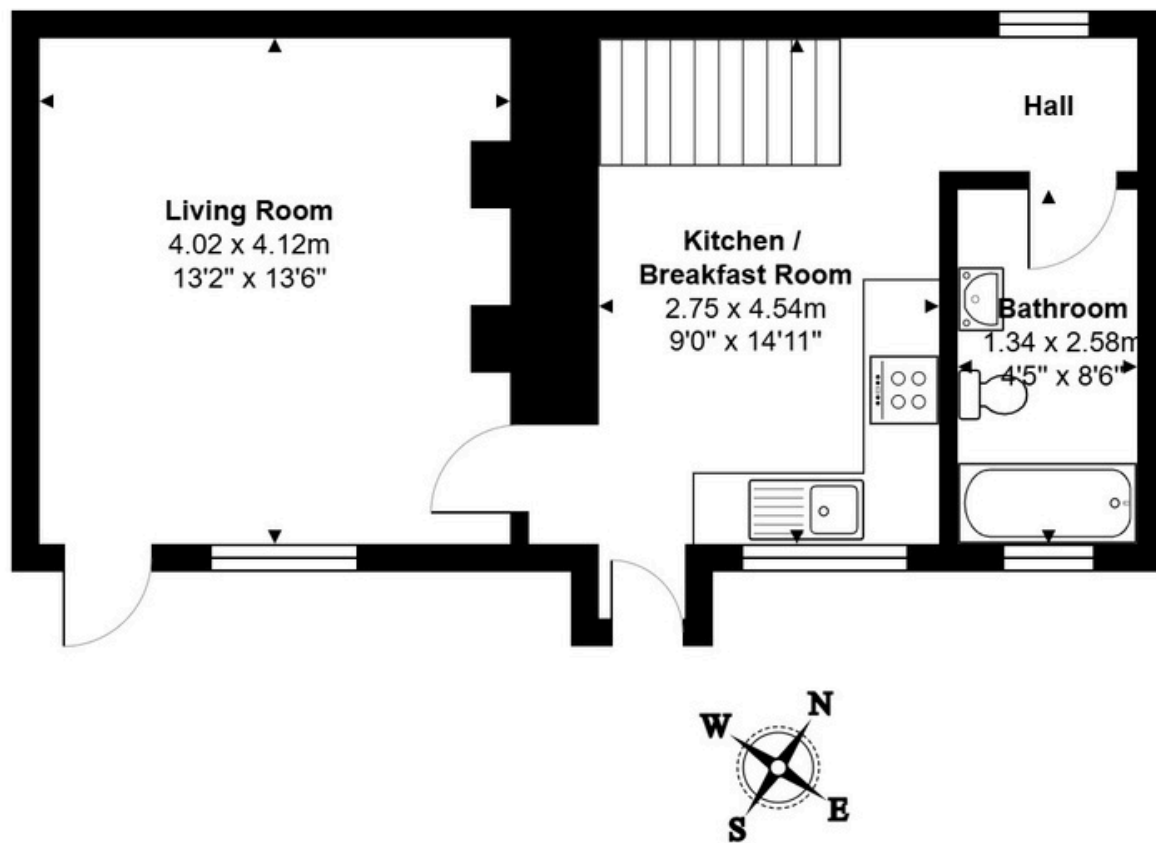


This delightful two bedroom semi detached cottage offers an abundance of charm, character, and scenic countryside views, including outlooks towards the viaduct. This charming traditional cottage is located close to a variety of outdoor pursuits and scenic trails. It represents an excellent opportunity for a first time buyer or investor with convenient access to both Llangollen and Oswestry. Warmed by gas fired central heating via a combination boiler and benefits from UPVC double glazing.

The accommodation includes an entrance hall leading into a well designed kitchen featuring a breakfast bar area, space for appliances, and a UPVC double glazed window overlooking the front garden. A staircase rises from here to the landing. The living room offers a cosy atmosphere with its multi-fuel stove and benefits from a UPVC double glazed window and door to the front elevation. An inner hallway provides access to the bathroom, which is fitted with a three piece suite including a shower over the bath, and has a UPVC double glazed window to the front. The landing leads to two bedrooms, both of which enjoy front facing UPVC double glazed windows. Bedroom two also features a recessed storage cupboard housing the boiler.

The property benefits from a front garden, with a pedestrian right of way for the neighbouring property. There are also two dedicated parking spaces, providing a convenient off road parking provision.





All measurements are approximate and for display purposes only





HAYLEY JACKSON

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Council Tax Band – Band C

Tenure – Freehold – Confirmation should be sought via a purchasers legal advisor.

Services – We understand that the property benefits from mains electricity, drainage and mains water, gas fired central heating.
Confirmation should be sought via a purchasers legal advisor.

Viewing strictly via the property agent



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



07359393122 / hayley.jackson@exp.uk.com / hayleyjackson.exp.uk.com