

# Town & Country

Estate & Letting Agents



**104 Pengwern, Llangollen, LL20 8AU**

**Offers In The Region Of £260,000**

WITH NO ONWARD CHAIN!! Town and Country are pleased to bring to the market in the charming area of Pengwern, Llangollen, this spacious semi-detached house which offers a perfect blend of comfort and character. Upon entering, you are welcomed by two inviting reception rooms and the layout is thoughtfully designed, allowing for a seamless flow between the living spaces. The three well-proportioned bedrooms offer a tranquil haven for rest, ensuring that everyone has their own personal space. The large gardens and stunning rural backdrop add to the appeal of this great family home. Llangollen is renowned for its stunning natural beauty and rich history, making it a desirable location for those who appreciate the great outdoors. With local amenities and scenic walks nearby, this home is perfectly situated for both convenience and leisure. This property presents an excellent opportunity for anyone looking to settle in a picturesque area with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this charming residence in Pengwern is not to be missed.

## Directions



From Oswestry follow the road out of town and head towards Wrexham. Follow the signposts for Llangollen and at the Halton roundabout take the first left. Continue to follow the signs for Llangollen passing through the village of Froncysyllte. On entering Llangollen town take the second left turning and follow the road up the hill. Follow the road to the top and around to the right where the property will be found on the left hand side.

## Accommodation Comprises

### Hall



The property is accessed via a part glazed door to the front of the property into the hall with a wooden floor and radiator, doors lead off to the lounge and dining room. Stairs lead to the first floor.

## Lounge 14'10" x 11'11" (4.53m x 3.64m )



This spacious room has a feature gas fireplace with a stone surround and hearth. There is a radiator and patio doors that lead out into the rear garden.

## Dining Room 9'9" x 12'5" (2.99m x 3.81m )



The dining room has a window to the front and side, wooden floor throughout, radiator and an understairs cupboard off. A door leads through to the kitchen.

**Kitchen/Breakfast Room 9'11" 17'4" (3.04m 5.3m)**



The good sized kitchen/ breakfast room comprises a range of wall and base units with work top over, breakfast bar, 1 1/2 bowl sink and drainer unit with a mixer tap over, double gas oven with a gas hob and chimney extractor fan over. glass splash back, Integrated fridge freezer and dishwasher, tiled floor throughout, down lighting, under unit lighting and spotlights to the ceiling. There is a window to the rear, a part glazed door leading out to the garden and a door leading through to the utility.

**Additional Image**



**Utility Room 11'0" x 7'5" (3.36m x 2.28m )**

The utility has a window to the rear aspect, base units and stainless steel sink and drainer with mixer tap over. Plumbing for a washing machine and space for a tumble dryer, tiled floor and a wall mounted gas fired boiler. A part glazed door leads out to the front and a door leads to the cloakroom.

**Open Cloakroom**

The cloakroom has a window to the side, WC and wash hand basin with mixer tap over and tiled flooring.

**First Floor Landing**



The first floor landing gives access to the bedrooms and bathroom, access to the roof space by hatch and airing cupboard off with shelving for extra storage. There is a window to the front with great views over Llangollen.

**Bedroom One 12'4" x 9'6" (3.77m x 2.92m )**



A spacious double bedroom having a range of fitted units, wooden floor and spotlights to the ceiling as well as wall lights. There is a window to the rear with open views over the garden and the mountains beyond.

## Additional Image



## Bedroom Two 10'1" x 11'7" (3.08m x 3.54m )



A generous second double bedroom has a wooden flooring and a radiator. There is a window to the rear with views over the garden and mountains beyond.

## Bedroom Three 8'8" x 8'6" (2.66m x 2.60m )



The third good sized bedroom has a window to the front, radiator, built in storage cupboard and wood flooring.

## Bathroom



The bathroom comprises a panel bath with mixer tap over and electric shower, WC and wash hand basin with mixer tap over. There is a tiled floor and part tiled walls with spotlights to the ceiling, a heated towel rail and a window to the side aspect.

## To the Front



The property is accessed over a driveway providing off street parking for 3 cars and a low maintenance slated garden with shrubs and a low wall boundary. A gate at the side gives access to the rear garden.

## To the Rear



To the rear of the property the garden is another

great feature of this property. There is a large lawned area enclosed with fence panels and hedging, two patio areas for entertaining and a large shed. Gated side access to the front of the property and outside lighting.

### Views



The property has stunning hillside views towards the Panorama & Dinas Bran Castle to the front.

### Services

The agents have not tested the appliances listed in the particulars.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Denbighshire Country Council and we believe the property to be in Band D.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear

and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Money Laundering Regulations

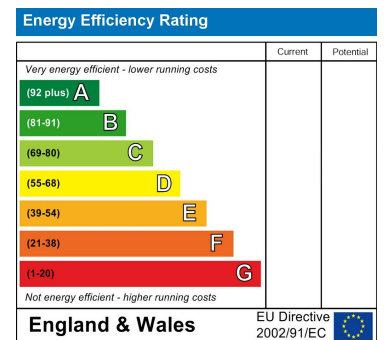
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

# Floor Plan

## 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.

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