



## George Avenue, Llangollen LL20 7UA

### £995

A well-presented three-bedroom property available to rent, offering spacious accommodation and modern upgrades throughout. The property benefits from new carpets throughout and a modern fitted kitchen with contemporary units and worktops. The ground floor comprises a large living room, an additional reception room suitable for dining or office use, and a convenient downstairs WC.

Upstairs, the property offers two good-sized double bedrooms, one single bedroom, and a family bathroom with again newly fitted carpets throughout. Externally, the property provides on-street parking, garden area to the front, and a large enclosed rear garden offering plenty of outdoor space. Situated on George Avenue in Llangollen, the property is located within a residential area close to local amenities, schools, and transport links, with easy access to the town centre and surrounding countryside. VIEWINGS HIGHLY RECOMMENDED

- WELL PRESENTED THREE BEDROOM PROPERTY
- AMPLE SIZED LIVING ROOM
- ON STREET PARKING
- TWO WELL SIZED DOUBLE BEDROOMS & A SINGLE BEDROOM
- EPC RATING ?
- NEW MODERN FITTED KITCHEN
- LARGE ENCLOSED GARDEN SPACE TO THE REAR
- CLOSE TO LOCAL AMENITIES
- DOWNSTAIRS TOILET & UPSTAIRS FAMILY BATHROOM
- VIEWINGS HIGHLY RECOMMENDED



## RECEPTION ROOM

Well sized first reception room with double glazing, feature fire place and newly fitted grey carpet.

## LIVING ROOM

Large living room with ample space, newly fitted grey carpet and double glazing.

## KITCHEN

Newly fitted modern kitchen, with electric hob, oven, ample storage space, space for washing machine and fridge, laminate flooring.

## DOWNSTAIRS TOILET

Downstairs toilet to the rear of the property following from the kitchen.

## HALLWAY

Newly fitted carpeted entrance with hallway leading from front door to first reception, living room and staircase upstairs.

## BEDROOM 1

Well sized double bedroom, with newly fitted grey carpet, storage space to the corner and double glazing.

## BEDROOM 2

Well sized double bedroom to the rear, with newly fitted grey carpet, double glazing.

## BEDROOM 3

Well presented single bedroom, with newly fitted grey carpet, double glazing.

## FAMILY BATHROOM

family bathroom upstairs with toilet, sink basin and shower, with ample storage and double glazing.

## UPSTAIRS STORAGE

Ample storage cupboard with boiler inside.

## GARDENS

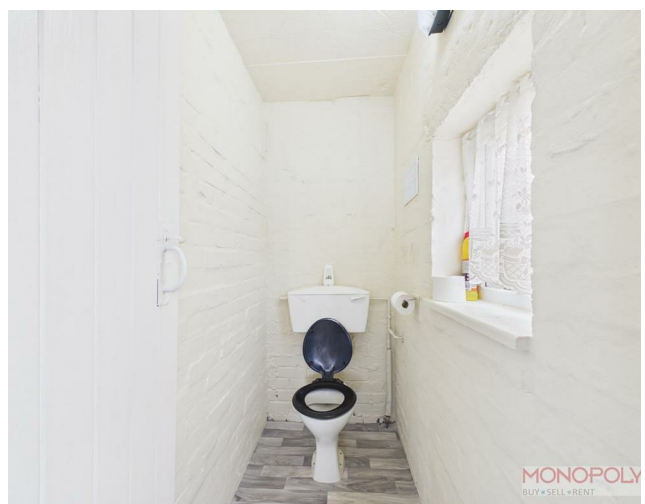
Well sized front garden space, with access to the large enclosed garden area to the rear.

## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

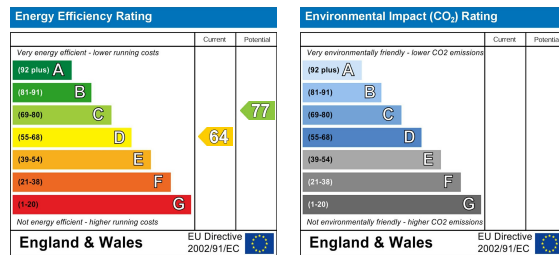
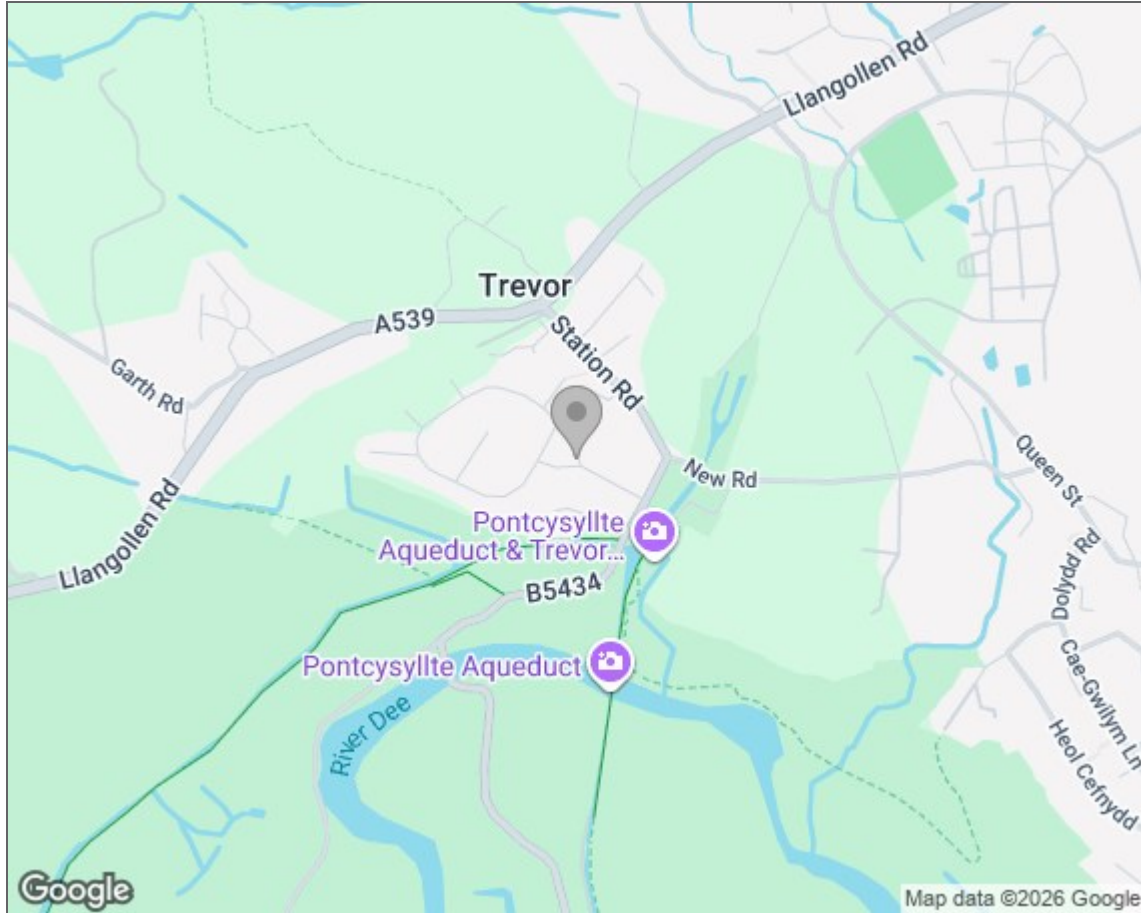
**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

