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# Wingetts

More than just estate agents

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**Helyg, Willow Street, Llangollen, LL20 8HH**

**Price £199,950**

A charming two-bedroom semi-detached home arranged over four floors, brimming with delightful period features throughout. Enjoying lovely views towards Castell Dinas Bran and the Panorama, this property offers character and scenery in equal measure. The accommodation briefly comprises a spacious kitchen/dining room to the lower ground floor, a cosy lounge to the ground floor, and to the first floor a generous double bedroom along with a well-appointed bathroom featuring both a bath and separate shower. The second bedroom occupies the top floor, boasting far-reaching views over the town. NO CHAIN

### Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

### Accommodation

Vestibule with store cupboard opens into:-

#### Lounge 19'9" x 11'9" (6.04 x 3.60)

Central log burner, exposed beams, built in shelving, windows to front and rear, two radiators, stairs down to:-

#### Kitchen/Dining Room 19'9" x 11'9" (6.04 x 3.60)

Fitted with a range of base and wall cupboards complimented by work surfaces, Belfast sink with window above, electric hob with stainless steel extractor above, oven/grill, part tiled walls, tiled floor, radiator and side external door.

### On The First Floor

#### Bedroom One 9'2" x 8'8" (2.80 x 2.65)

Double bedroom with lovely views, radiator.

### Bathroom

Well appointed bathroom with freestanding bath and separate shower cubicle, w.c, wash hand basin, extractor, tiled floor, part tiled walls, window.

### On The Second Floor

#### Bedroom Two 19'9" x 11'9" (6.04 x 3.60)

Spacious room offering panoramic views through the large window and exposed timbers, radiator.

### Outside

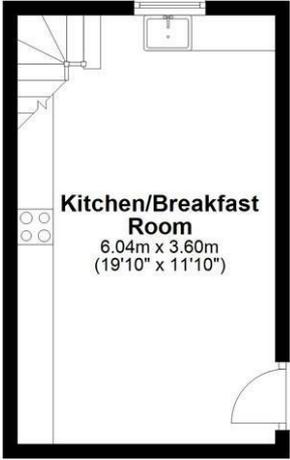
Gated access to side patio leading to rear patio area.



# Floor Plan

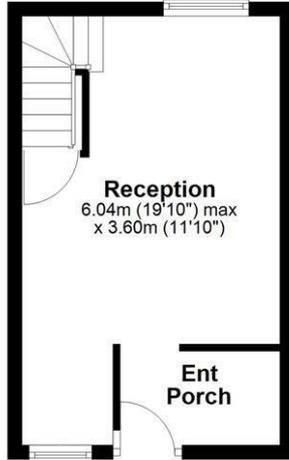
## Garden / Basement Level

Approx. 21.7 sq. metres (234.0 sq. feet)



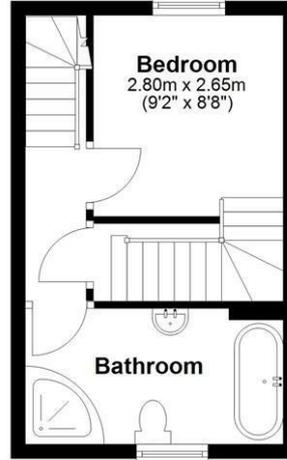
## Ground Floor

Approx. 21.7 sq. metres (234.0 sq. feet)



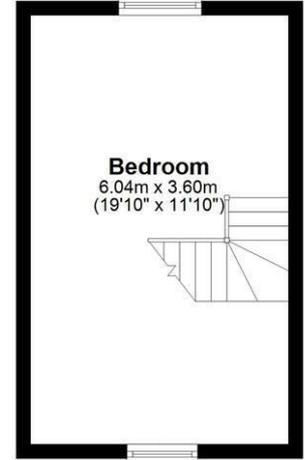
## First Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



## Second Floor

Approx. 21.7 sq. metres (234.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205

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Plan produced using PlanUp.

Helyg, \*

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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