

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £465,000

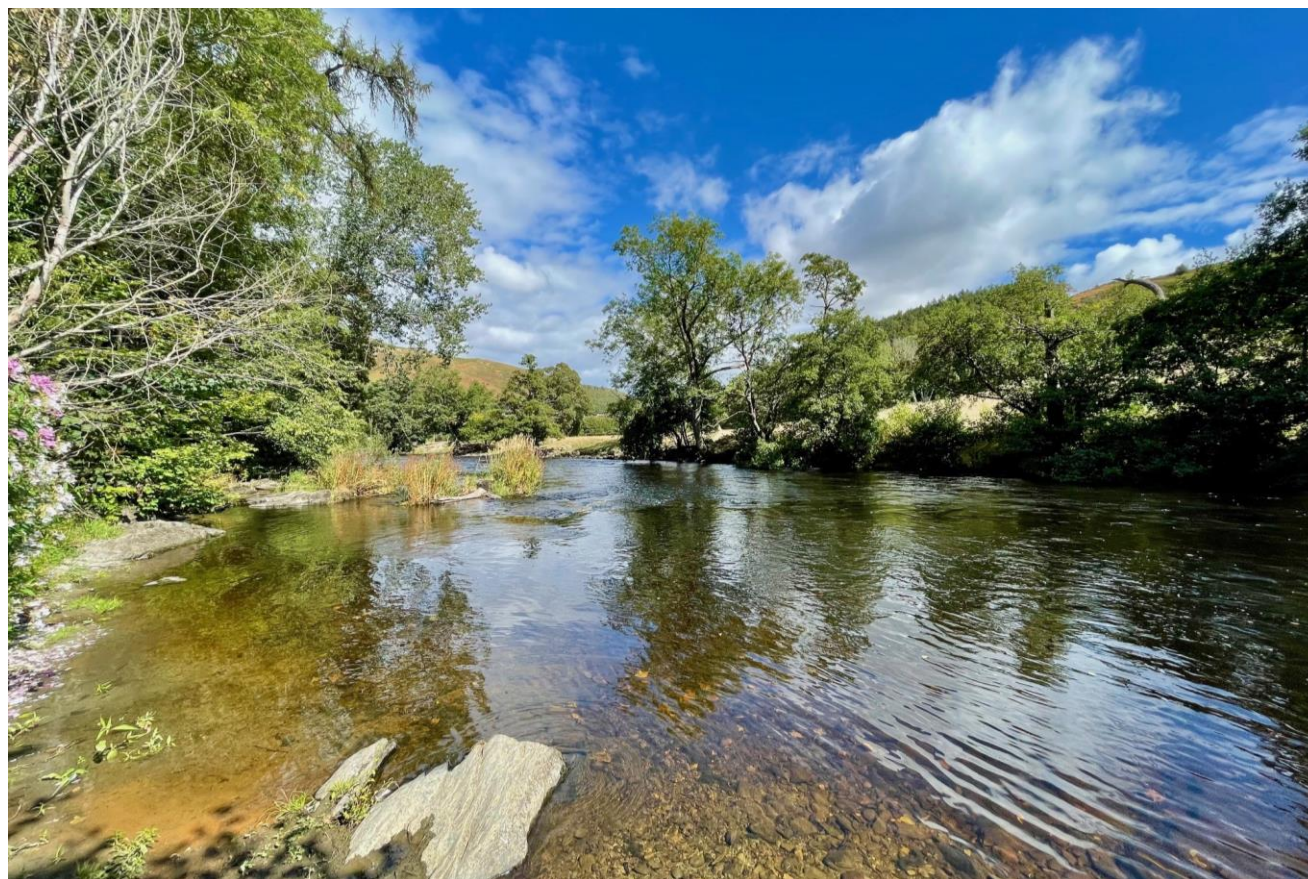
4 Bedrooms 2 Bathrooms

Avondale, Rhewl, Llangollen LL20 7YY

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General Remarks

With mature and private gardens which extend down to the banks of the River Dee this four double bedroom cottage is steeped in history and dates back to the 1800's. The property boasts two well-proportioned reception room as well as a spacious kitchen and still retains a wealth of character features which now sit seamlessly alongside various modern fixtures and fittings. The property is currently being used as a successful holiday let business, but the internal configuration still lends itself to being a wonderful family home, unlike many other holiday lets. The living accommodation briefly comprises an entrance hallway, a dual aspect living room with a beamed ceiling and a wood burner, a formal dining room, kitchen, utility room, a downstairs shower room, landing, four double bedrooms, a family bathroom with a roll-top bath, and a separate wc. In summary, a beautiful property in a beautiful location.



Accommodation

On The Ground Floor:

Entrance Hallway: Double wooden door to the front elevation, tiled floor.

Living Room: 23' 4" x 10' 2" (7.11m x 3.11m) Sash window to the front elevation, window to the rear elevation, block paved flooring, radiator, fire recess with inset wood burner, beamed ceiling.

Dining Room: 14' 1" x 10' 4" (4.3m x 3.16m) Sash window to the front elevation, radiator, tiled floor, beamed ceiling.

Kitchen: 14' 0" x 8' 11" (4.27m x 2.71m) Window to the rear elevation, wall and base units with complementary worktops and splashbacks, stainless steel sink and drainer unit with mixer tap, electric point for cooker, cooker hood, space for fridge/freezer, plumbing for dishwasher, tiled floor, radiator, walk in pantry, downlighters.

Utility Room: 9' 1" x 8' 9" (2.78m x 2.66m) PVCu double glazed patio doors to the side elevation, PVCu double glazed window to the rear elevation, stone flooring, plumbing for washing machine.

Downstairs Shower Room: White 3 piece suite, shower cubicle, low level wc, cabinet basin, stone flooring.

On The First Floor:

Landing:

Bedroom 1: 12' 8" x 10' 5" (3.85m x 3.18m) Double glazed sash window to the front elevation, radiator, wooden floorboards, exposed brick chimneybreast.

Bedroom 2: 10' 10" x 10' 10" (3.31m x 3.31m) Double glazed sash window to the front elevation, radiator, wooden floorboards, feature fire surround.

Bedroom 3: 10' 6" x 7' 10" (3.2m x 2.4m) Double glazed window to the rear elevation, radiator, built in wardrobes.

Bedroom 4: 14' 2" x 7' 1" (4.32m x 2.17m) Double glazed window to the rear elevation, radiator.

Bathroom: 7' 2" x 6' 0" (2.18m x 1.84m) Double glazed window to the rear elevation, white 3 piece suite, roll top bath, low level wc, cabinet basin, localised wall tiling, tiled floor, heated towel rail.

Separate WC: Two piece white suite, low level wc, cabinet basin, heated towel rail, wooden floorboards.









Outside: Externally there is a gravelled driveway to the front of the property providing off road parking. A paved patio, accessed from the utility room, provides a raised entertaining space with views over the garden which enjoys an excellent degree of privacy. From here there are steps down to a covered patio along with a wood fired hot tub. Further steps lead to the main garden which is predominantly laid to lawn, interspersed with mature trees and shrubs. The bottom of the garden fronts onto the banks of the river Dee with views of the open countryside beyond.

Services: The property is on mains water, with a water treatment plant in the garden which is shared with the adjoining property. There is no gas to the property, and the central heating is a conventional radiator system effected by the wall mounted oil fired Worcester combination boiler located in a cupboard in the utility room.

Tenure: Freehold. Vacant possession on completion. No Chain.

Viewings: By prior appointment with the Agent.

EPC: EPC Rating - 44|E.

Directions: From Llangollen town centre proceed down Castle Street over the Dee Bridge and at the junction turn left onto Abbey Road. Continue for approximately a mile before turning left at Pentre Felin signposted Llantysilio. Continue past the Horseshoe Falls and continue along the road for approximately one mile. Once in the village of Rhewl pass the Sun Inn on the right hand side of the road and the property will be observed after a short distance on the left hand side of the road.

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