



**56 Berwyn Street, Llangollen, LL20 8NB**

**Price £215,000**

A spacious four bedroom town house within walking distance of all the shopping facilities and social amenities that the picturesque riverside town of Llangollen has to offer with the benefit of gas fired central heating and UPVC Double glazing throughout. The accommodation briefly comprises welcoming hall leading to a good sized lounge with 3 UPVC double glazed windows, dining room, fitted kitchen/breakfast room, ground floor shower room and w.c, rear UPVC external door giving access to the rear enclosed yard. Useful two room cellar, staircase from the hall rises to the first floor with four bedrooms and family bathroom, a further staircase rises to the useful attic room. 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

UPVC entrance door with glass panel above opens into:-

### Entrance Hall

With Grey laminate floor, radiator, staircase off to first floor and cellar access.

### Lounge

With two UPVC double glazed windows to front, UPVC double glazed window to side, two radiators, fireplace.

### Dining Room

With UPVC double glazed window to front, radiator.

### Kitchen/Breakfast Room

Appointed with a range of base and wall units with working surface areas incorporating a stainless steel sink unit with mixer tap and UPVC double glazed window above, ceramic hob with oven below and extractor above, space for fridge freezer and washing machine, laminate floor, radiator and wall mounted gas combination boiler.

### Rear Hallway

With UPVC part glazed external access door and door to:-

### Shower Room & W.C

Appointed with a walk in shower area, low level W.C, wash hand basin, extractor, UPVC double glazed window and Velux roof window.

### Cellar

Access from the hallway leading down to useful 2 room cellar.

### On The First Floor

The staircase from the hall rises to the first floor landing with gallery balustrade over stairwell, and 4 panel doors off to all rooms.

### Bedroom One

A good sized double bedroom with UPVC double glazed window to front, radiator.

### Family Bathroom

Appointed with a White suite of w.c., wash hand basin and bath with shower above and shower screen, UPVC double glazed window and radiator, part tiled walls and tiled floor. Useful storage cupboard.

### Bedroom Two

UPVC double glazed window to rear, radiator.

### Bedroom Three

UPVC double glazed window to front, radiator.

### Bedroom Four

Double bedroom with dual aspect UPVC double glazed window to front and side, radiator. Ceiling hatch to roof space.

### Attic

Staircase from the first floor leads to this useful attic room with UPVC double glazed dormer window.

### Outside

To the rear is an enclosed yard and storage building.



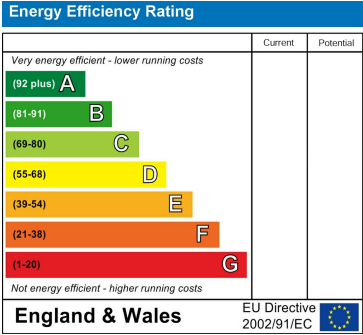
Floor Plan



Area Map



Energy Efficiency Graph



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