



9 Bishops Walk, Llangollen, LL20 8RZ

Price £349,950

A well presented and proportioned three bedroom semi detached house set alongside the River Dee in Llangollen's sought after residential area of Bishops Walk with level walking distance to the Town's amenities. Offering spacious accommodation the property briefly comprises welcoming entrance hall, lounge, kitchen/breakfast room, conservatory, utility and ground floor cloaks/w.c. The first floor offers three bedrooms, master with en-suite and family bathroom. The property adjoins the River Dee with direct access from the sunny aspect rear garden. To the front is a driveway with access to the garage, with steps leading down to the entrance, low maintenance gravelled garden area to front with patio. NO CHAIN. EARLY INSPECTION ESSENTIAL

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

A welcoming entrance hall with stairs rising to the first floor.

Living Room 20'1" x 12'11" (6.13 x 3.96)

A light and airy family room with window to front, modern electric fire in surround, radiator and open aspect into:-

Conservatory 12'7" x 9'8" (3.84 x 2.97)

Brick base with UPVC double glazed windows providing a great addition to this family home, having underfloor heating, radiator, sockets and patio doors opening into the rear garden.

Kitchen/Breakfast Room 13'0" x 9'7" & 4'1" x 10'1" (3.98 x 2.94 & 1.26 x 3.09)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap. 6 Ring gas hob with oven and plate warmer below, extractor above, integrated dishwasher, part tiled walls, under unit lighting, breakfast bar, radiator, UPVC window and external door to the rear garden.

Utility

Plumbing for washing machine, space for dryer, space for fridge/freezer, sink unit, window to side and ground floor w.c.

On The First Floor

Turned staircase rises from the entrance hall to the first floor landing with doors off to all rooms, useful store cupboard with access into the garage, ceiling hatch to roof space.

Master Bedroom 8'9" x 12'9" (2.67 x 3.89)

Window to rear with delightful river views, radiator, door to:-

En-Suite

Shower enclosure with electric "Mira" shower, w.c, circular wash hand basin in vanity unit, fully tiled walls and heated towel rail.

Bedroom Two 9'8" x 9'8" (2.97 x 2.96)

Double bedroom with window to rear offering views over the River Dee, radiator.

Bedroom Three 10'4" x 5'7" (3.15 x 1.71)

Window to front, radiator.

Family Bathroom

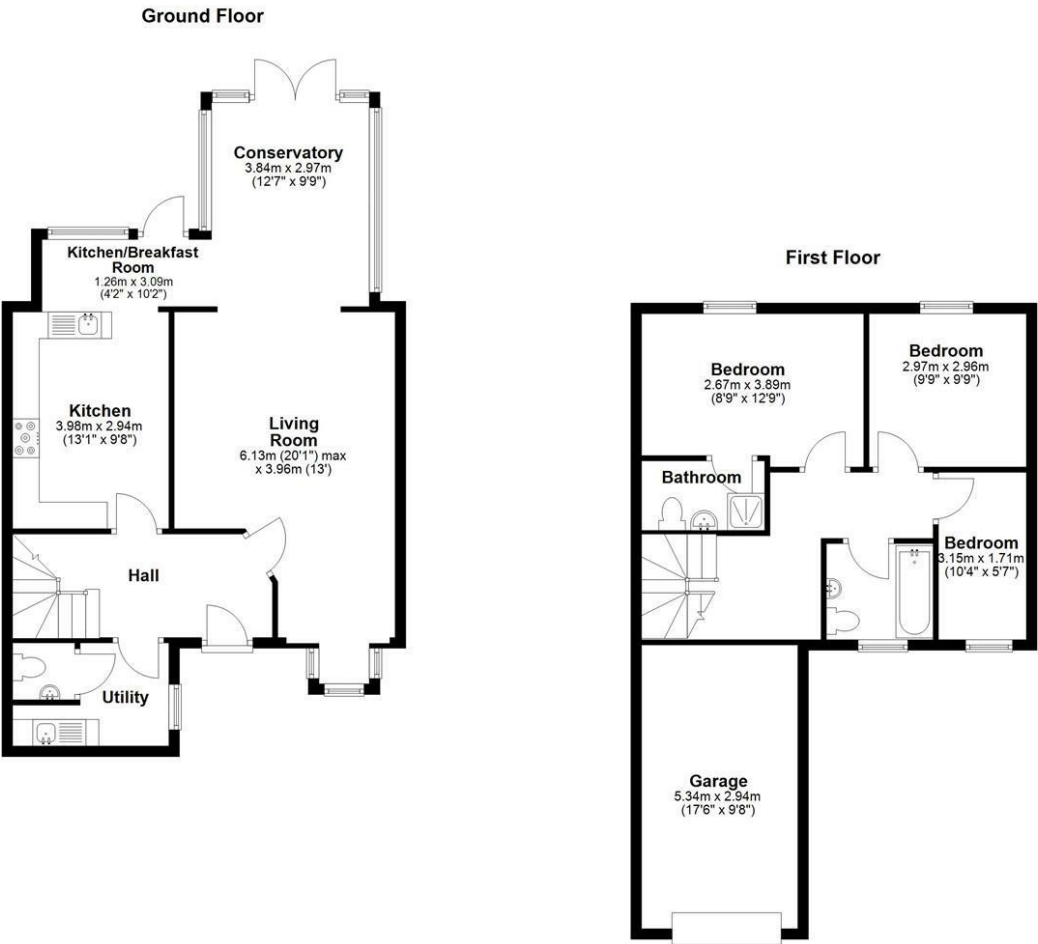
Modern suite of bath with mains shower over and side screen, w.c, wash hand basin, window to front, heated towel rail.

Outside

Private drive to front with access into the garage, decorative side gravelled tiered garden with steps leading down to the front patio and entrance door, having outdoor electric socket. Side access leads into the sunny aspect rear garden which offers a delightful and tranquil setting from which to enjoy outdoor dining alongside the River Dee, decorative paved patio, small lawned area and mature shrubs to borders. Gated access to riverside.



Floor Plan



Total area: approx. 126.8 sq. metres (1364.4 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp

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