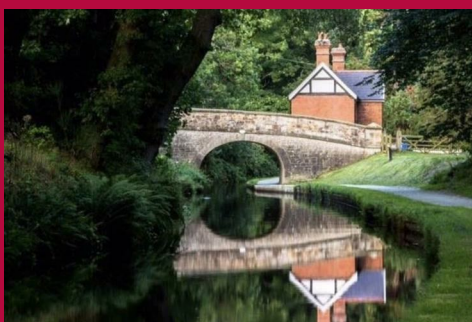


Town & Country

Estate & Letting Agents

Llangollen Road, Llangollen

£450,000



Situated in a world heritage site and constructed in the late 19th century, Town & Country are proud to offer, the rare opportunity to purchase this wonderful Canal cottage.

Situated alongside the canal toe path. Just over a miles walk from the centre of Llangollen, this beautiful characterful cottage sits within mature gardens in possibly one of the most idyllic locations you will find. This beautiful red brick built property comprises an entrance hall, lounge, Sitting/dining room, kitchen and bathroom and sperate WC. The first floor landing offers access to three double bedrooms. Within the grounds is a further outbuilding currently utilised as an Airbnb by the vendors with a separate shower/wet room.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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Location

Situated on the picturesque USENCO World Heritage site of eleven miles of beautiful canal from Gledrid to the Horseshoe Falls via the spectacular Pontcysyllte Aqueduct. With direct access to the canal toe path from the property and the centre of Llangollen a mile away.



Externally

The property can be accessed via a double gate or via a single pedestrian gate which is set within a picket fence and opens to cobblestone pathway splitting a lawn and shrub generous sized plot, with two further Gates again set within a picket fence which open to the canal toe-path. Within the established gardens is a variety of mature trees including a giant redwood as well as a plethora of plants and shrubs along with a deck patio area with views towards the valley, covered seating area, a brick outbuilding which is utilised as an Airbnb with a separate wet room.

Entrance Hall

The property is entered through a wooden panelled front door which opens to quarry tiled flooring, a radiator, stairs off rising to the first floor accommodation with a store cupboard below and internal timber panel doors opening to the lounge and sitting/dining room.



Lounge

11'7 x 11'6

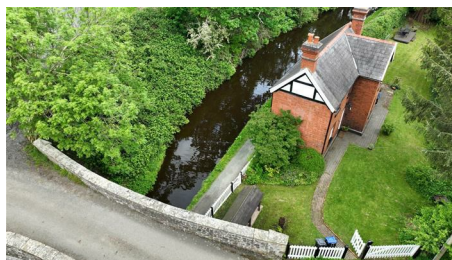
With Central ornamental exposed brick fireplace with black ceramic tiled hearth, fitted floor to ceiling cabinet, quarry tiled flooring and a sash window facing the front elevation with a radiator below. Also boasting a solid fuel stove which also powers the central heating.



Sitting/ Dining

16'8 x 9'5

With quarry tiled flooring, this double aspect room has sash windows facing both front and side elevations and boasts a solid fuel stove.



Kitchen

8'6 x 8'

Fitted with range of light wood wall and base units with stainless steel handles. Ample work surface space houses a stainless steel single drainer sink unit with mixer tap as well as an electric hob with a stainless steel oven below and extractor hood. The floor is quarry tiled. There is one radiator a double-glazed sash window faces the front elevation and a lead glazed door opens to a courtyard area.



Bathroom

Installed with a white three-piece suite comprising a panel bath with electric shower and protective screen above, wash hand basin with mixer tap, and vanity unit below. Door off opens to the WC, the walls are partially with a radiator and an opaque double glazed sash window faces the side elevation.

First Floor landing

Having a sash window facing the front elevation and lever latch doors off opening to all three bedrooms.



Bedroom One

11'6 x 11'6

Having a sash window face the front elevation with a radiator below



Bedroom Two

9'5 x 8'

With a sash window facing the side elevation and a radiator below.



Bedroom Three

9'5 x 8'

With a lovely cast iron in ornamental fireplace fitted corner cupboard housing on the water cylinder, a sash window facing the front elevation and a radiator.

Courtyard

Located outside the kitchen door is a small enclosed courtyard with a log store and

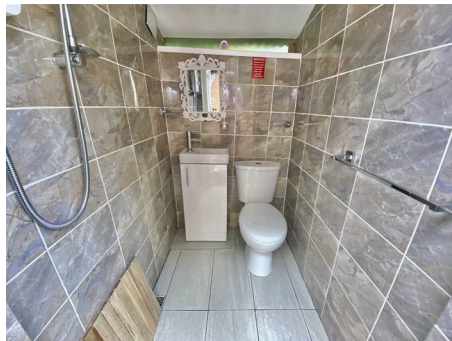
workshop with two separate doors, power and light



Brick Built Outbuilding

14'2 x 6'3

With exposed partial brick walling, a UPVC double glaze window looking out over fields, timber laminate flooring, and electric wall heater along with power and light. Currently used as a holiday let.



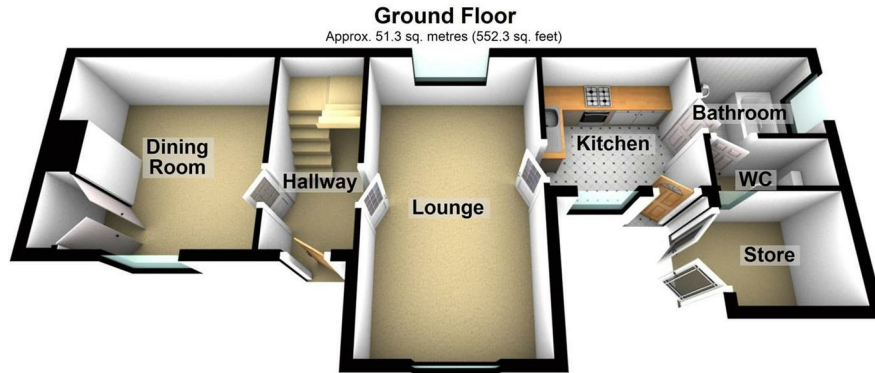
Outdoor Wet Room

Installed with a white suite comprising a dual

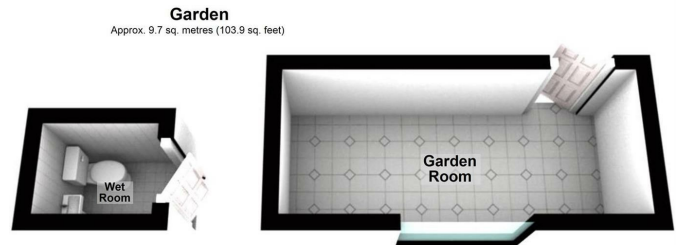
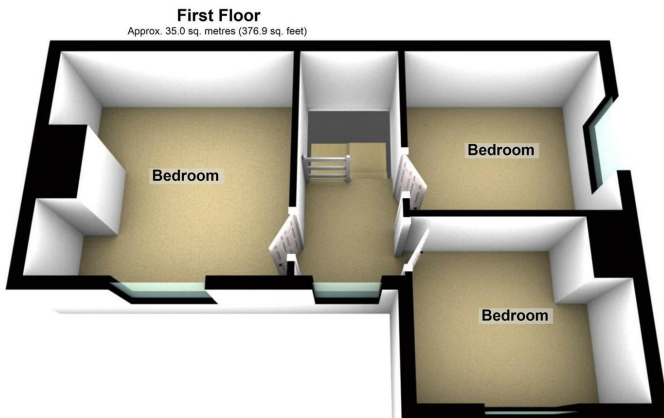
flush low level WC along with a wash hand basin with mixer tap and vanity unit, a wall mounted electric shower fully tiled walls and ceramic tile floor. Outside the wet room is a separate stainless steel sink with water tap above.



GIANT REDWOOD



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	