Town & Country

Estate & Letting Agents

Pentrefelin, Llangollen

Offers In Excess Of £275,000









A deceptively spacious three-bedroom end of terrace house situated on the River Dee. Having internal accommodation comprising: an entrance porch, newly fitted kitchen, lounge/dining room with access to the balcony overlooking the River Dee. First floor landing gives access to three double bedrooms, Master bedroom with en-suite shower room and family bathroom. Externally to the front of the property there are two private parking a timber workshop with power & lighting, log store and enclosed garden, to the rear of the property there is a balcony affording spectacular views, with steps down to the River Dee. Available with no onward chain, early viewing recommended.

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Entrance Porch

The property is accessed through a UPVC wood effect front door with complementary side window. Tiled flooring, heater, cloaks area and internal door off leading through to the hall.



Hallway

Amtico flooring with internal doors off opening to the lounge/dining room and kitchen. Oak stairs with turned balustrades rising to the first floor, tall radiator.



Living Room / Dining Room

12'10 x 20'6

A light and airy room, with a UPVC double glazed window overlooking the rear elevation and UPVC glazed door opening onto the balcony, with steps down the River Dee, exposed brick chimney breast with multi fuel burner on tiled hearth, Oak flooring, built in under stairs storage cupboard, vertical column radiator.





Kitchen

6'11 x 12'2

Fitted with a range of shaker style wall, base and drawer units complimented by modern brushed steel handles. Ample Quartz work surface space houses a Belfast with chrome mixer tap with UPVC double glazed window above. Range Master cooker with induction hob and extractor hood above, integrated appliances include fridge/freezer, dishwasher, Neff microwave, washing machine, further UPVC double glazed window overlooking the front elevation, vertical column radiator and Amtico floor.

First Floor Landing

With a continuation of the Oak turned balustrades, access to the loft space and doors off opening to all three bedrooms and the family bathroom



Bedroom One

11'10 x 10'11

With a UPVC double glazed window to rear elevation giving spectacular views of the River, tall column radiator and door to the ensuite shower room.



En Suite Shower Room

Fitted with a three-piece suite comprising a corner shower cubicle with electric shower, low level W.C, corner wash hand basin with vanity unit below.



Bedroom Two

9'10 x 8'11

A UPVC Full length window overlooking the rear of the property and making the most of the views over the River Dee, radiator.



Bedroom Three

7'1 x 11'9

- Another double bedroom, UPVC window overlooking the front elevation and a radiator.



Bathroom

Fitted with a modern white three piece suite comprising of, a L shaped bath with thermostatic shower over and protective screen, Low level W.C, wash hand basin with vanity unit below, illuminated wall mirror, heated towel rail, airing cupboard housing the "Worcester" LPG boiler.



Externally

With two allocated parking spaces to front, enclosed garden with lawn and patio areas enclosed with fencing and mature shrubs and trees. A timber workshop with lighting and power and a log shed. To the rear of the property there is a balcony off the lounge with steps down to the Riverside. We are advised that the property comes with fishing rights.







Addendum

The agents are advised that there is a covenants preventing the property from being rented out as a short term holiday let.



Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

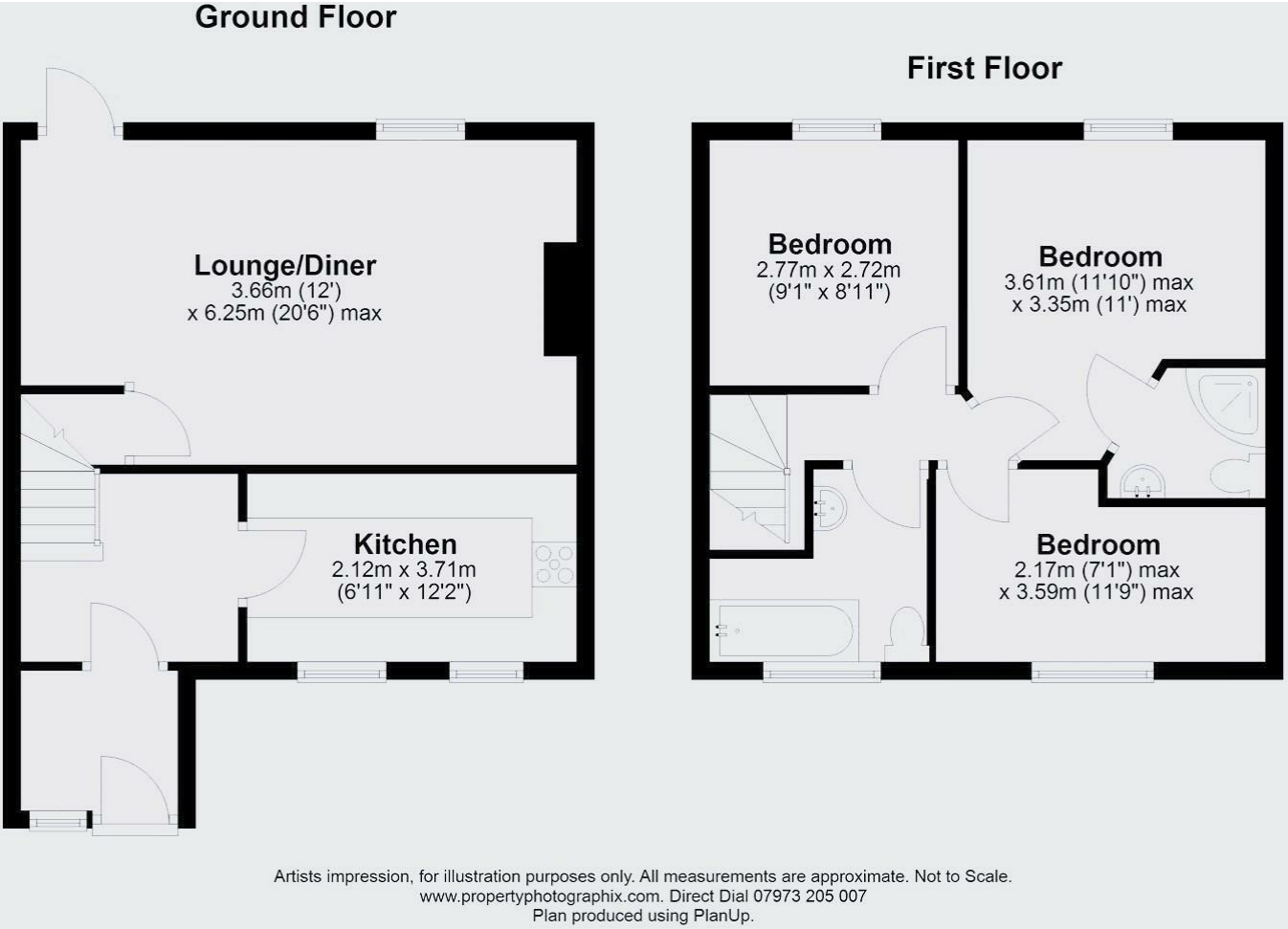
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

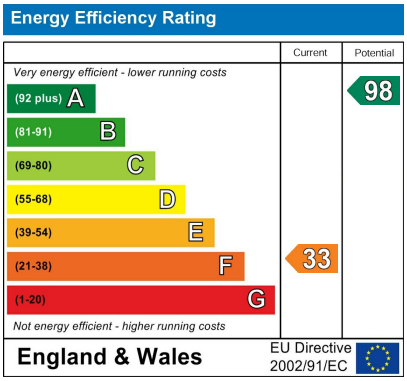
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.



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