



34

Llangollen | LL20 8HW

£245,000

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Nestled in the charming town of Llangollen, this splendid four bedroom, three-storey Victorian house on Regent Street offers a delightful blend of period features and modern living. Spanning an impressive 1,562 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, this home provides ample space for families or those seeking a comfortable guest arrangement. The property has the added benefit of a cellar which is well ventilated and currently used as a workshop. The Victorian architecture adds character and charm, with high ceilings and large windows that invite natural light into the home. The location on Regent Street places you within easy reach of local amenities, picturesque scenery, and the vibrant community that Llangollen is known for. To the rear there is a pleasant courtyard and a spacious brick built greenhouse. Whether you are looking to settle down or invest in a beautiful home, this Victorian gem is sure to impress.

- FOUR DOUBLE BEDROOM CHARACTER HOME
- TWO SPACIOUS RECEPTION AREAS
- PERIOD FEATURES
- CELLAR/WORKSHOP
- DOWNSTAIRS WC AND BATHROOM
- PRIVATE REAR COURTYARD
- BRICK BUILT GREENHOUSE
- POPULAR RESIDENTIAL LOCATION
- VIEWS OF LLANGOLLEN CASTLE
- PARKING OPTIONS NEARBY



Entrance Hall

Solid wooden door leading into entrance hallway where you will find original tiled floor, high skirting, ceiling light point, door off to lounge and door into kitchen/dining area.

Lounge

UPVC double glazed window to the front elevation with period timber frame. Two built in wooden storage cupboards, high skirting, panelled radiator, feature open fireplace, ceiling light point and original wooden flooring. Currently used as a bedroom.

Dining Area

The dining area comprises of slate tiled flooring, arched serving nook with two wall lights, two built in cupboards with one housing water tank, space for dining table, two ceiling light points, wooden doors leading down to cellar, door leading to inner porch and downstairs WC, panelled radiator and opening into kitchen. Wooden staircase leads to mid-landing area.

Kitchen

Housing a range of wall drawer and base units with work surface over. Integrated electric oven, hob extractor hood, stainless steel sink unit with mixer tap over, vinyl flooring, ceiling light point and space/plumbing for washing machine. UPVC double glazed window to the rear of the property with horizontal blinds and uPVC double glazed door leading to outside.

Downstairs WC

Inner porch with wall light and continuation of slate flooring leading into the downstairs WC with low level WC, heated towel rail, wash hand basin, ceiling light point and storage cupboard.

Cellar/Workshop

Slate steps from the dining room leads down to cellar and workshop areas. The area is well ventilated and features wooden beams to the ceiling, a period aga range, work benches, ceiling lighting, power, work surfaces, shelving and electric box.

Family Bathroom

Stairs rising from the dining area leads to a mid landing area with a wooden door into the bathroom which comprises a three piece suite to include low level WC, pedestal wash hand basin and panelled bath with mains shower. There is mosaic tiled flooring and tiled walls, ceiling light point and uPVC double glazed window to the rear elevation with roller blind.

Landing Area

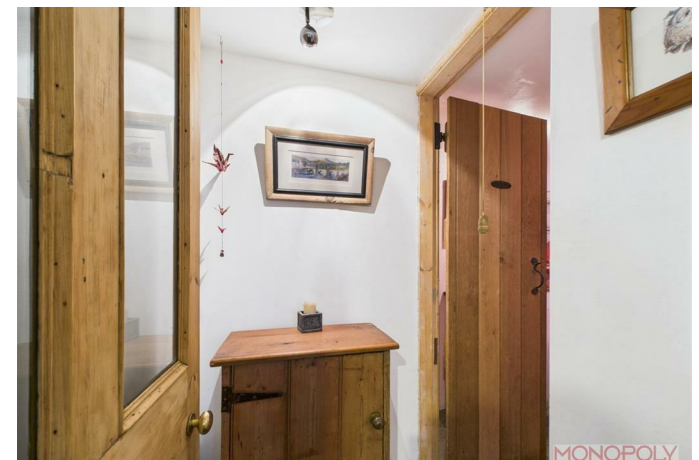
Doors off to two bedrooms and stairs rising to 2nd floor. Ceiling light point, radiator and carpet flooring.

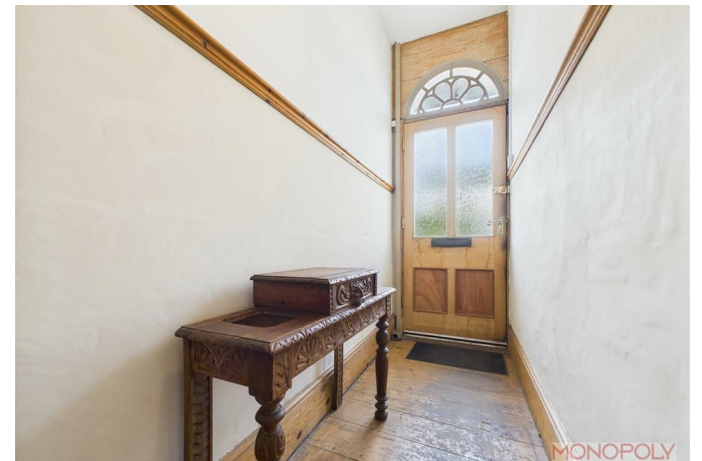
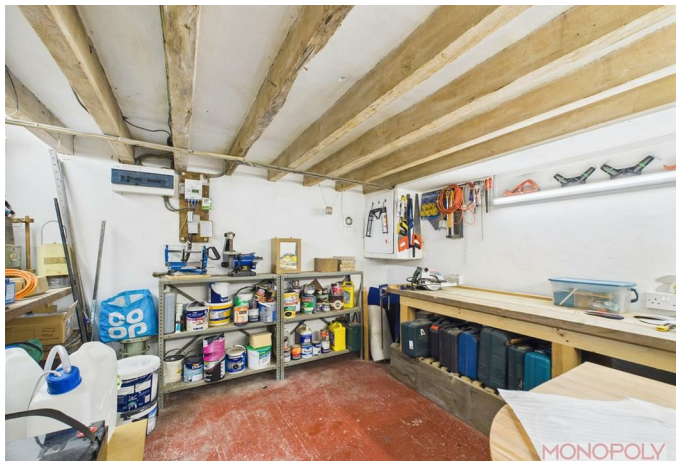
Bedroom One

UPVC double glazed window to the front elevation with period timber frame, horizontal blinds and views of Llangollen Castle. Currently used as the lounge area. Original wooden flooring, working log burner with slate hearth and wooden surround. Two built in hardwood cupboards and drawers. Ceiling rose with chandelier, panelled radiator and coved ceiling.

Bedroom Two

Traditional timber single glazed sash window to the rear elevation with timber period surround and horizontal blinds. Original wooden flooring, feature fireplace with wooden surround, built-in wooden storage cupboards and drawer, door leading into cupboard housing 'Worcester' gas boiler. Panelled radiator and ceiling light point.





Second Floor Landing

Doors off to bedroom three and four, carpet flooring, ceiling light point.

Bedroom Three

Traditional timber single glazed sash window to the rear elevation with timber period surround and horizontal blinds. Original wooden flooring, panelled radiator, door leading into cupboard housing water tank and clothes rail. Built in shelving.

Bedroom Four

UPVC double glazed window to the front elevation with period timber frame, horizontal blinds and views of Llangollen Castle. Original wooden flooring, cast iron feature fireplace, recess space for wardrobe, panelled radiator and ceiling light point.

Outside

To the rear of the property you will find steps leading up to a block paved patio area which achieves sun throughout the day. The borders consists of well maintained shrubberies and rose bushes. There is a spacious ready made greenhouse area which could be amended to suit the buyers needs. There are brick walls to the boundary. To the side of the property there is a shared access alleyway. Parking for the property would be via a quarterly permit paid to Denbighshire Council. There are plenty of council car parks nearby at a cost of £50 every quarter. This also entitles you to use any council car park in Denbighshire.

Additional Information

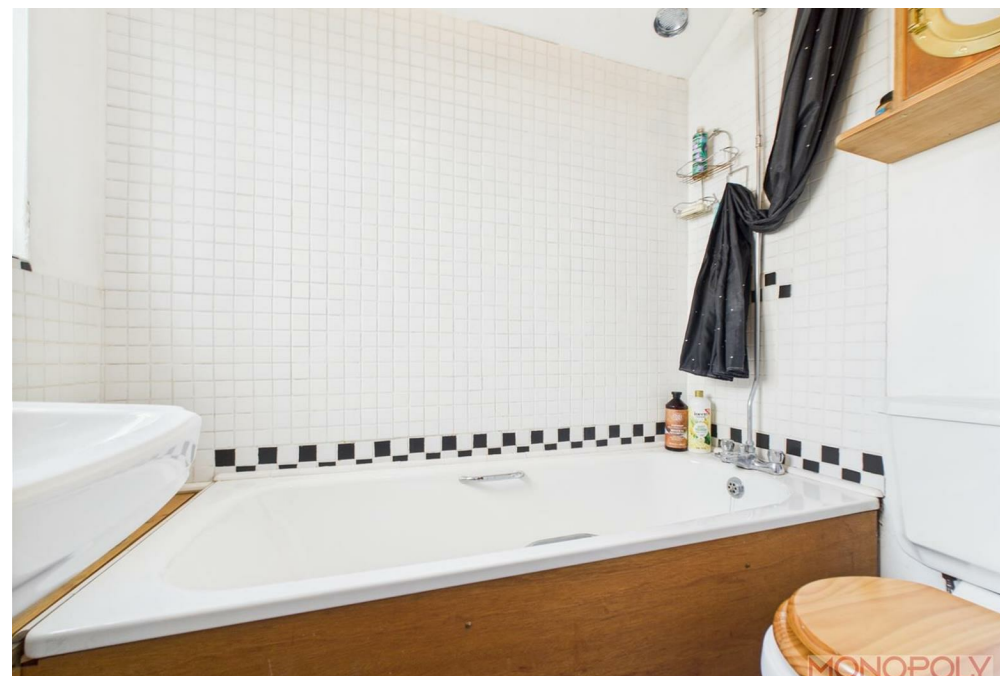
The present owner has been in the property for a number of years and has maintained many original features in the property including the original floors, high skirting, staircases and some flooring. There are plentiful character features throughout including the feature fireplaces. The property is three storey with a cellar of which has a ventilation system. Worcestershire gas boiler installed 21/04/2013.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







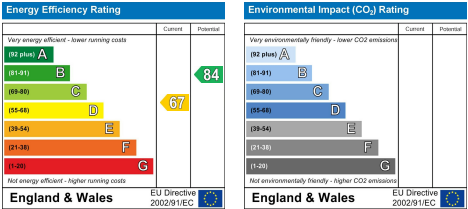


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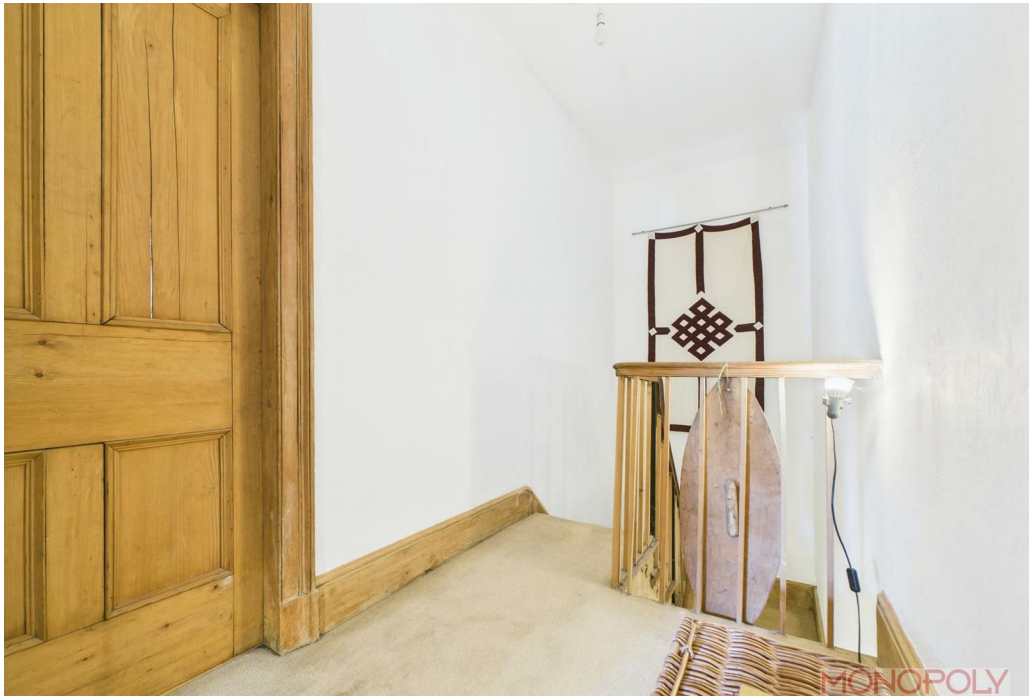
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