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Plan produced using PlanUp.

Reference: 6015

Date: 11th February 2021

**TENURE** Tenure as advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION** Vacant possession will be given upon completion of the sale.

**SERVICES** Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchaser's are invited to obtain specialist reports if required.

**OUTGOINGS** Council Tax Band details available from Denbighshire County Council.

**VIEWING** Viewing by appointment with the sole agents Wingetts, 12 Castle Street, Llangollen LL20 8NU Tel: 01978 861366



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12 Castle Street, Llangollen, Denbighshire, LL20 8NU  
Tel: 01978 861366 Fax : Email : llangollen@wingetts.co.uk  
[www.wingetts.co.uk](http://www.wingetts.co.uk)



Gerddi Y Bache, Llangollen, LL20 8EJ  
**Price** £399,950







## Description

A substantial four double bedroom detached home in this sought after residential area of Llangollen within walking distance of all the Town amenities and minutes from Plas Newydd Gardens. The property offers modern day family living with its spacious rooms, double garage and ample parking. The accommodation briefly comprises welcoming entrance hall with internal door to the garage, dining room with bay window to front, lounge with conservatory off, kitchen/breakfast room, utility and ground floor w.c. The turned staircase leads to the large landing, generous Master bedroom with en-suite, bedroom two with en-suite and family bathroom. Externally the property has parking for 2 cars, lawned area to front with both lawned and patio areas to the rear, Early Inspection Essential NO CHAIN

### Location

Gerddi Y Bache is located within the Dee Valley, an area of outstanding natural beauty that enjoys stunning views of the Welsh Hills to the front and rear and yet only a short walk from the Historic riverside town of Llangollen with its excellent range of restaurants, bars boutique style shops and outdoor activity centres. The day to day amenities include both Primary and Secondary schools, Health Centre, Dentists, supermarkets and a frequent bus service that operates to the neighbouring towns. There are excellent links roads that allow for daily commuting to Wrexham, Chester, Oswestry, the North West and North Wales. Popular amongst walkers and cyclists, the location must be viewed to appreciate its setting.

### Directions

From the centre of Llangollen proceed to the top of Castle Street turning left at the traffic lights, then immediately right up Hill Street and continue for



approximately 300 yards taking the 2nd right hand turning into Grange Road, continue ahead into Maes Collen immediately turning right again then 1st left into Gerddi Y Bache where No2 will be observed on your left hand side indicated by the Wingetts "for sale" board.

### Accommodation

Open porch with welcome light, exterior electric point, through led light glazed Armour door opening to:-

### Entrance Hall

A welcoming entrance with laminate flooring, radiator, central heating thermostat, integral door to the garage, doors off to all rooms, useful under stairs storage cupboard and staircase to first floor off.

### Dining Room 2.76 x 3.13 (9'1" x 10'3")

Feature walk in Bay window to front with UPVC double glazed window and radiator below, coving to ceiling, central light fitting.

### Lounge 3.66 x 4.58 (12'0" x 15'0")

Feature fireplace with electric fire in surround and mantle over, wall light points, central ceiling light, TV aerial connection, coving and UPVC double glazed door with windows either side to:-

### Conservatory 3.30 x 2.81 (10'10" x 9'3")

UPVC double glazed windows and double doors opening to the rear garden, tiled floor, electric radiator and lighting.

### Kitchen/Breakfast Room 3.66 max x 4.85 (12'0" max x 15'11")

Fitted range of base and wall units complimented by work surface areas incorporating stainless steel single drainer sink unit with mixer tap and UPVC double glazed window overlooking the rear garden. Integrated oven and hob with stainless steel extractor above, integrated dishwasher, space for fridge freezer, part tiled walls, tiled floor, radiator, UPVC double glazed doors to rear patio, spotlights to ceiling and Arch to:-



### Utility

Work surface area with sink, plumbing for washing machine, space for dryer, tiled floor and door to:-

### Ground Floor WC

WC, Wash hand basin, tiled floor.

### On The First Floor

Turned staircase leads from the entrance hall to the first floor spacious landing with ceiling hatch to roof space and doors off to all rooms.

### Master Bedroom 5.05 x 4.79 (16'7" x 15'9")

A generous size master bedroom with fitted wardrobes, large UPVC double glazed window to front, radiator and door to:-



### En Suite

With bath, wash hand basin and w.c.

### Bedroom Two 3.68 x 3.92 (12'1" x 12'10")

UPVC double glazed window to rear, radiator, door to:-



### En-Suite

Walk in shower cubicle, wc, wash hand basin, UPVC double glazed window.

### Bedroom Three 2.76 x 4.64 (9'1" x 15'3")

UPVC double glazed window to front, radiator.

### Bedroom Four 3.66 x 2.58 (12'0" x 8'6")

UPVC double glazed window to rear, radiator.

### Family Bathroom

Fitted with a three piece white suite of bath with mixer tap, built in vanity unit with wash hand basin, w.c and storage. Part tiled walls, UPVC double glazed window.

### Outside

The house is approached over a double width driveway providing parking for two cars and leading directly to the integral garage with a remote opening door, a great versatile space and housing the Combi wall mounted boiler.. Garden areas are established to front and rear for ease of maintenance being partly lawned with a variety of ornamental shrubbery. The rear garden offers a decked patio area and slabbed patio beyond from which to enjoy outdoor entertaining, all of which is enclosed.