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# BELVOIR!



## New Road, Llangollen, LL20 7HL

**£149,950**

Imagine sitting by the river in the sun in your own private riverside garden, cool off in the fresh waters in your private river plungepool...idyllic!

A charming 2 DOUBLE BEDROOM cottage in a BEAUTIFUL LOCATION. With a host of PERIOD FEATURES this lovely home is a tranquil haven. Two reception rooms, a wood burning stove, working range and quarry tiled floors, a cosy respite from modern bustle. As well as a delightful rear garden there is a secret and separate RIVERSIDE GARDEN with access to the water. Balcony terrace with woodland and river views. In summary the accommodation consists of Living room, dining room, kitchen and bathroom on the ground floor. Two double bedrooms and a roof terrace on the first floor. Parking, enclosed gardens with the sound of the river and further separate river garden with summerhouse and river access.





**Entrance Porch 4'3" x 2'11" (1.31 x 0.91)**

The house is approached via the driveway parking to the entrance porch with glazed surround and internal front door leading into the living room.

**Living Room 13'1" x 9'11" (4.00 x 3.04)**

With attractive sash window to front. Quarry tiled floor. Inset cast iron fully working wood-burning stove with back boiler (currently decommissioned). Fitted corner cabinet with shelving over. Stripped pine door leading to the dining room.

**Dining Room 13'1" x 9'11" (4.00 x 3.03)**

Staircase rising to first floor. Quarry tiled floor. Stunning period cast iron range inset with fireplace surround. Built in cupboards adjacent with stripped timber doors, under stairs storage cupboard.

**Kitchen 10'9" x 4'11" (3.30 x 1.50)**

Galley style with range of fitted base units. Working surface with inset stainless steel sink and drainer unit with mixer tap over. Recessed display shelving. Recess for oven. High level uPVC windows with lovely hillside views, double glazed door to garden. Recessed ceiling lighting.

**Bathroom 11'3" x 6'7" (3.43 x 2.03)**

Quarry tiled floor. Panel bath with electric shower over. Low level wc, pedestal hand washbasin. Frosted window to rear. Wall mounted electric fan heater. Space and plumbing for washing machine.

**Bedroom One 12'1" x 9'11" (3.69 x 3.04)**

Part glazed stripped timber door. Period fireplace. Built in wardrobe cupboards. Upvc door to roof terrace. lovely outside seating space to enjoy morning coffee while looking over gardens towards the river or wooded hillsides. Balustrade surround.

**Bedroom Two 12'1" x 10'2" (3.70 x 3.10)**

Double bedroom with sash window to front with views. Period fireplace.

**External**

**COTTAGE GARDEN:** a charming enclosed garden that can be accessed through the cottage or via a right of way past the side and rear of No1. Lovely level slate patio and the remainder hard landscaped for ease of maintenance. Raised flower beds, log store. The garden has views ofver adjacent garden to the river and the gentle babble of running water can be heard while relaxing. The garden is bounded by timber fencing and trellis.

**RIVER GARDEN:** APPROX 50' X 35' (to the water) .....what a joy! This beautiful secluded and private garden is reached by a path beyond the cottages only yards from the front door. It has a padlocked gate and mature hedge to the front and the rear boundary...is the beautiful river. The garden is quite level and raised above the river with a decking Jetty built above the water. Access to the water requires care but we are advised the ownership extends to the centre of the river and that there is a natural plunge pool! The garden provides the perfect getaway with lovely views up and down the river and woodland on the far bank. There is a most useful shed/summerhouse approx. 10'x 8'6'....in which to keep your reclining chairs and barbecue!

**Disclaimer**

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-101) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-101) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

