



Tegfan

Froncysyllte | LL20 7SN

£330,000

MONOPOLY<sup>®</sup>

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"VIEWING HIGHLY RECOMMENDED to appreciate the Amount of Accommodation on Offer"  
We are Delighted to offer For Sale this SPACIOUS Georgian style Three-storey Property which provides substantial Accommodation Comprising of Five bedrooms and Two Bathrooms This extensive home is in a prominent and convenient location within the village of Froncysyllte. The Property enjoys lovely views over the Dee Valley towards the Cefn Viaduct and Pontcysyllte Aqueduct World Heritage Site. This extensive Accommodation and comes with a one bedroom self contained annexe and briefly comprises Lounge/Dining Room with Wood Burner and Kitchen. The first floor has Three Bedrooms and Newly Fitted Family Bathroom. The second floor offers a Living area/Bedroom Four through to a Bedroom and Bathroom. The impressive self contained annexe comprises of a good sized Kitchen/Breakfast Room, Bedroom and Bathroom to the ground floor with Living Room to the first floor. Outside to the front there is a double garage with off road parking spaces to front and to the rear and side there is a Raised decked terrace from which to admire the views over the Dee Valley.

Location - The village of Froncysyllte has a number of local amenities close to hand as well as a number of historical sites close by such as the Cefn Viaduct and Pontcysyllte Aqueduct World Heritage Site and is only a short drive away from the historical town of Llangollen.

- FIVE BEDROOM DETACHED
- GEORGIAN STYLE COUNTRY HOUSE
- WITH A ONE BEDROOMED SEPARATE ANNEXE
- OFF ROAD PARKING
- DOUBLE GARAGE
- DECKED ROOF TERRACED AREA WITH VIEWS
- VIEWS OVER THE DEE VALLEY
- SEPARATE ANNEXE



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite door with leaded and stained panels under a feature and ornate canopy porch which opens into the Lounge/ Diner.

### LOUNGE /DINER

18'8" x 18'6" (5.710m x 5.6604m )

A beautifully presented reception room with feature inglenook fireplace which houses the wood burner set on a slate hearth with wooden mantle over, beams to the ceiling, two UPVC sash double glazed windows to the front and internal door accessing the garage, exposed stone walls, antique style radiator.

### KITCHEN

14'11" x 8'5" (4.560m x 2.580m)

Fitted kitchen comprising a good range wall and base units with complementary worktop surfaces, incorporating stainless steel sink unit, UPVC Double glazed window, Five ring Rangemaster gas cooker, useful larder cupboard, spotlights to ceiling and UPVC Double glazed door to porch, Two UPVC Double glazed windows to the side, space for fridge/freezer, staircase rising off to the first floor accommodation.

### PORCH

Which has plumbing for washing machine, internal door giving access to the annexe and also external door.

### FIRST FLOOR LANDING

UPVC double glazed window to side, exposed wood flooring, staircase rising off to the second floor and doors leading off to all rooms.

### BEDROOM ONE

11'9" x 9'11" (3.601m x 3.023m)

UPVC sash window to front, exposed wood flooring, chimney breast and radiator.

### BEDROOM TWO

11'10" x 9'1" (3.632m x 2.781m)

UPVC secondary glazed window to front, built in cupboard, radiator.

### BEDROOM THREE/STUDY

8'8" x 6'5" (2.664m x 1.965m)

The current vendors are using as a study, UPVC double glazed window to side with radiator beneath.

### FAMILY BATHROOM

Good sized bathroom with recently fitted Four piece suite comprising of a panel enclosed bath with mixer tap, corner shower unit with mains shower and sliding doors, aqua boards to shower, low level w.c, wash hand basin set in a vanity unit,

spotlights to ceiling, UPVC double glazed and frosted window to the side, extractor, built in cupboard housing the gas central heating boiler.

### SECOND FLOOR

The staircase leads directly into the second floor living area/bedroom four

### BEDROOM FOUR/ LIVING AREA

19'4" x 10'3" (5.910m x 3.142m)

Which comprises of Sash window to the front with fantastic views across the countryside, access to the loft space, two radiators

### BEDROOM FIVE

11'7" x 10'9" (3.531m x 3.281m)

UPVC Double glazed window to the front, with fantastic views over the countryside, beams to the ceiling and radiator.

### BATHROOM

11'0" x 6'10" (3.361m x 2.102m)

Which comprises of a corner bath with mains shower over, low level w.c, pedestal wash hand basin, UPVC Double glazed window to the side, radiator.

### ANNEXE

The vendor informs us that this is the former Bakery Cottage which has been converted into an impressive One bedroom Annexe which offers independent living for either an elderly relative or young family member and a variety of other uses. the accommodation comprises of:

### KITCHEN/ BREAKFAST ROOM

13'0" x 12'10" (3.971m x 3.922m )

Fitted kitchen comprising of a range of wall and base units with complementary worktop surfaces which incorporate one and half bowl stainless steel sink unit with mixer tap, Integral four ring gas hob with extractor hood above and electric oven/grill beneath, space for fridge/freezer, wall mounted gas central heating combination boiler, under stairs storage, radiator and door to bedroom, staircase rising off to the first floor.

### BEDROOM

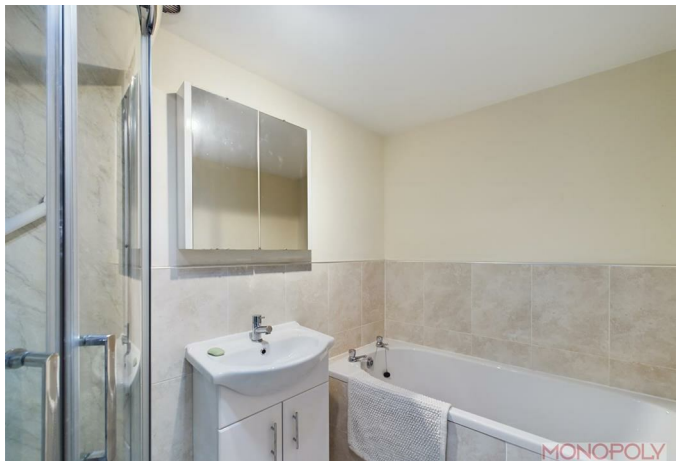
12'8" x 8'5" (3.861m x 2.572m )

UPVC Double glazed window to the side, laminate flooring, radiator and door to bathroom.

### BATHROOM

Modern bathroom suite comprising of a panel enclosed bath, shower enclosure with mains power shower, low level w.c, wash hand basin set in a vanity unit, part tiled walls, extractor fan and ladder style radiator, tiled floor.





### FIRST FLOOR LOUNGE

A lovely light room, with two UPVC Double glazed windows one to the rear and one to the side, Porthole style window to the side, wood flooring, two purlins to the ceiling

### OUTSIDE

To The front of the property front there is a double garage with store room and an off road parking space. There are further double gates to the right hand side of the property where there is a small area of parking for a small car.

There is also an elevated decked terraced area, ideal for al fresco dining.

### DOUBLE GARAGE

There is a good sized garage with double doors giving access and it has power and light. There is also good storage area to the garage.

### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage



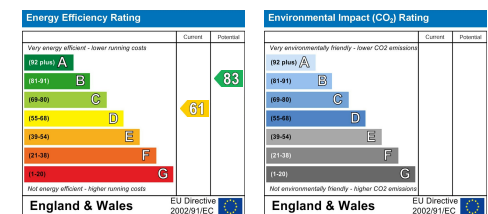


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