



Woodlands Woodlands Road

Froncysyllte, Llangollen, LL20 7SA

Chain Free £420,000



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Entrance Hall

Hardwood entrance door, stairs lead to the first floor accommodation, ceiling light and doors lead into the Lounge and Sitting Room

Lounge

12'2" x 11'8" (3.73m x 3.56m)

Beautiful room featuring open fire with tiled surround, with original alcove cupboard and shelving, feature bay window with built in seating to the front elevation with views over the garden, aerial socket, ceiling light and radiator.

Sitting/Dining Room

15'10" x 11'10" (4.85m x 3.63m)

Featuring an exposed stone wall to one side with inset wood burner and beam over, bay window to the front overlooking the garden with built in seating, tiled flooring, ceiling light, and radiator. A door leads into:

Inner Hall

With under stairs storage cupboard. Door into:

Farmhouse Style Kitchen/ Breakfast Room

15'8" x 12'9" (4.80m x 3.89m)

Feature exposed stone wall, fitted with a range of base units and work surfaces over. Stone inglenook with wooden mantle over with space for a range cooker, inset sink with mixer tap and drainer and integrated under counter fridge. Two double glazed wooden windows to the side elevation, fitted recessed spotlights, radiator and original quarry tiled flooring. Wooden doors leads into:

Utility Room

11'10" x 8'5" (3.63m x 2.59m)

Larger than average utility having a range of base units with work surfaces over, void and plumbing washing machine and dishwasher, void for tumble dryer and space for fridge freezer. Built in store cupboard, original tiled flooring, glazed window to the side elevation, floor standing boiler, part tiled walls, recessed spotlights, radiator. A wooden door leads to storage and a glazed wooden door leads to the rear of the property.

First Floor Accommodation

Stairs lead to the first accommodation with steps up to bedrooms:

Bedroom One

12'2" x 10'0" (3.73m x 3.07m)

Fitted with a range of wardrobes with mirrored doors and drawers, wooden window to the front elevation with far reaching views, radiator and ceiling light.

Bedroom Two

15'8" x 11'8" (4.80m x 3.58m)

Fitted with a range of wooden wardrobes, ceiling light, radiator and window to the side elevation.

Bedroom Three

13'10" x 6'7" (4.24m x 2.01m)

With built in storage offering shelving space, window to the front elevation, ceiling light and radiator.

Feature Bathroom

Having exposed stone wall. fitted with a white suite comprising panelled bath with shower over, vanity unit with inset wash hand basin and low level W.C. Window to side and rear elevations, radiator and spotlighting.

Outside

To the Front

The property is approached via a long driveway where you can truly appreciate views across towards the Aqueduct and beyond. The driveway extends to the side of the property where you will find parking for numerous vehicles. To the front of the property there is a gravelled area and steps down to a good sized lawned garden.

A natural pathway leads around the whole of the garden and the garden is very private and not overlooked. There is a summer house with a veranda and a large slate area with two garden sheds. A Woodland area with trees and shrubbery to the front sloping down and side elevation.

To the Side

You will find a further woodland area which could be easily utilised as a seating area to enjoy the fantastic views.

To the Rear

To the rear of the property there is a stone and gravelled patio area ideal for outdoor seating with a working miniature model railway travelling around the border of the garden. One of the features you will find at the property is the old quarry railway bridge which is exposed and has a tunnel offering storage (the council are liable for any upkeep). You will also find a good sized Workshop and Office.

Workshop

With power and lighting, and cloakroom.

Outside Craft Room/Office

Currently being utilised as an office with power and lighting, window to the front and door to the side.

Additional Information

Council Tax Band F
Annual Price: £2,515

This property is serviced by a septic tank.

Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Offers

TO MAKE AN OFFER - MAKE AN APPOINTMENT

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgages

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Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

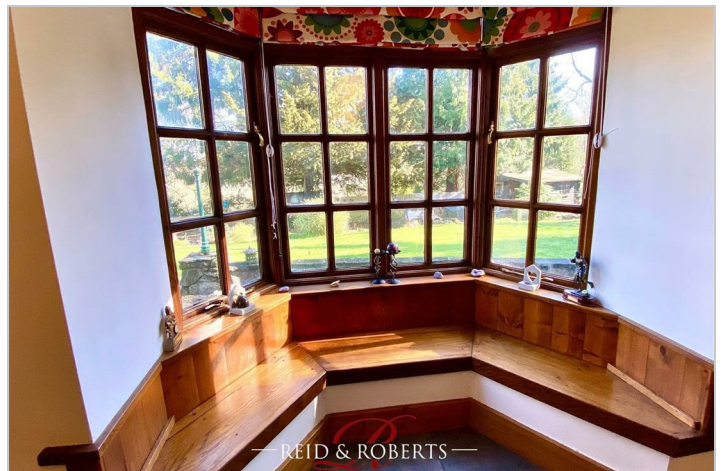
Services - The agents have not tested the appliances listed in the particulars.

Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm



Road Map



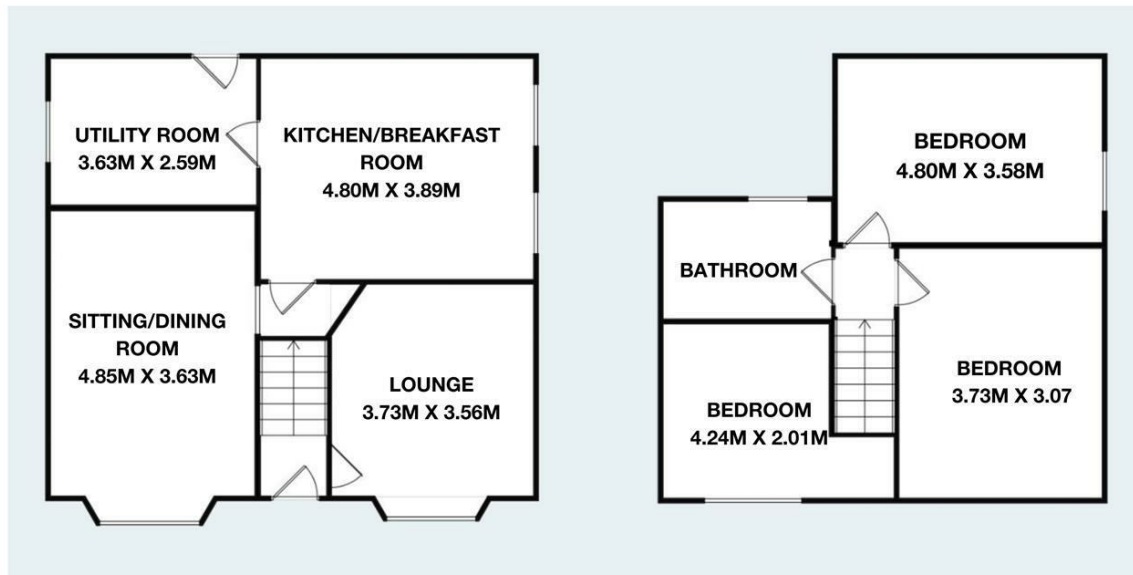
Hybrid Map



Terrain Map



Floor Plan

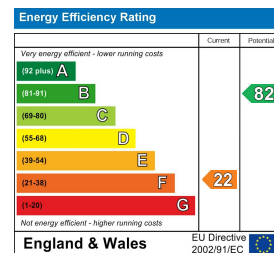


REID & ROBERTS
INDEPENDENT ESTATE AGENTS

Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.