

Town & Country

Estate & Letting Agents



From Esgyn Pleasant View, Froncysyllte, LL20 7SF

Offers In The Region Of £495,000

Town and Country Oswestry are honoured to bring to the market this STUNNING SPACIOUS FOUR BEDROOM FAMILY HOME with beautiful elevated, panoramic views over the River Dee, the World Heritage Pontcysyllte Aqueduct and the vale of Llangollen. The property flows nicely from one room to the other and has been well maintained and decorated throughout. The far reaching views are spectacular in all seasons. The property benefits from a large garage/ outbuilding ideal for conversion into further living space. Froncysyllte is a 5 minute drive from Llangollen with all amenities close at hand including good road links.

Directions

From Oswestry proceed out of town and join the A5 travelling towards Wrexham. At the Gledrid roundabout take the third exit towards Wrexham. At the Halton roundabout take the first turning left towards Llangollen, remaining on the A5. Continue until entering the village of Froncysyllte and take the turning on the left onto Alma Road. Proceed on this road and bear sharp left and proceed up the hill, where the Primary School will be observed on the left hand side. Proceed up the hill and turn right onto Pleasant View and into Bee Banks. Proceed up the lane where the property will be found on the right hand side.

Overview

We are so pleased to bring this amazing elevated property to the market. The views are spectacular and spread far and wide across to the World Heritage Pontcysyllte Aqueduct, River Dee and the Vale of Llangollen including Castell Dinas Bran. This would make the perfect family home with its spacious accommodation flowing from one room to the other. We don't think you will be disappointed when viewing this property and you will fall in love with the location and view.

The village of Froncysyllte is just three miles from Llangollen. The village centre provides a primary school together with a variety of social amenities and is renowned for its canal side position, just above the famous Trevor Aqueduct and the ancient Pontcysyllte Bridge.

Accommodation Comprises

Hallway

With tiled flooring, UPVC door to the front and stairs leading to the first floor.

Kitchen / Dining Room 17'5" x 12'5" (5.32m x 3.79m)



This lovely well designed kitchen is a great area to gather with family and friends. Having a window to the front, window to the rear, window to the side, base and wall fitted kitchen units in cream shaker with solid work surfaces over, a radiator, Rangemaster stove inset with tiled surround and

extractor fan. Tiled flooring, space for appliances, Double Belfast sink with mixer tap, integrated dishwasher, part tiled walls and under stairs cupboard.

Additional Photograph



Lounge 11'3" x 16'8" (3.45m x 5.10m)



A splendid spacious room with two windows to the side taking in the views, a window to the front, radiator, original beamed ceiling, recently installed log burner stove with an original beam (reclaimed from the original Llangollen Railway), slate hearth, radiator and wall lights.

Additional Photograph



Additional Photograph



Reception / Dining Room 18'2" x 12'4" (5.55m x 3.76m)

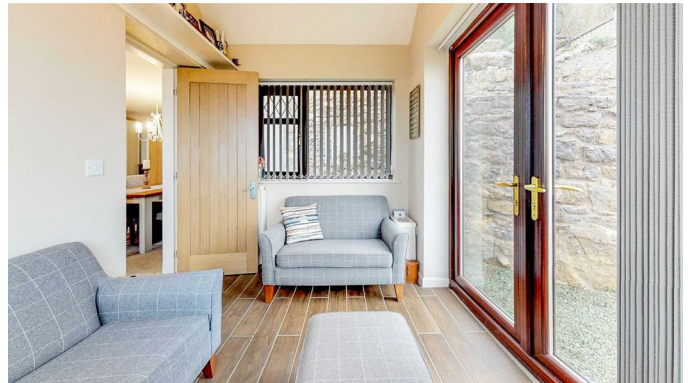


Another spacious room making it ideal for family and friends to gather. With a window to the side with spectacular views, a window to the rear, radiator and wall lights. A door leads though to the garden room which gives additional space for entertaining.

Additional Photograph.



Garden Room 8'9" x 6'8" (2.67m x 2.04m)



The French doors let in lots of natural light to this room. With a window to the side, radiator, tiled flooring, a window to the rear, vaulted ceiling and French doors leading on to the garden with breathtaking views of the Dee Valley and Castell Dinas Bran.

Utility Room

With a door to the rear, plumbing for a washing machine, space for a tumble drier, Worcester combination boiler and tiled flooring.

Landing

The loft hatches have stained glass doors and a linen cupboard with shelving. Doors to the bedrooms and bathroom.

Bedroom One 18'3" x 12'7" (5.57m x 3.84m)



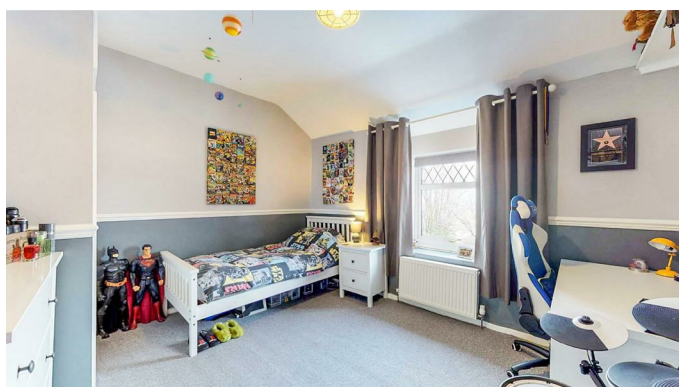
A grand main bedroom having a window to the side

with magnificent views of the Dee Valley, Pontcysyllte Aqueduct and Castell Dinas Bran, radiator, large triple built-in wardrobes with rails and shelving. A second window overlooks the rear elevated garden.

Additional Photograph



Bedroom Two 12'10" x 9'11" (3.93m x 3.03m)



With a window to the front with views of Ty Mawr country park and both Cheshire and Shropshire plains, radiator, built-in wardrobe with shelving and rails.

Bedroom Three 11'11" x 10'7" (3.65m x 3.24m)



With a window to the front with views of the local viaduct and both Cheshire and Shropshire plains, radiator and a built-in wardrobe with shelving.

Bedroom Four 6'0" x 8'7" (1.84m x 2.62m)

With a window to the side and a radiator.

Luxury Bathroom 6'10" x 9'8" (2.10m x 2.96m)



A luxury bathroom with a window to the side, roll top bath with a central mixer and shower head, wash hand basin, WC, fully tiled corner shower cubicle with two shower heads, tiled flooring, part-tiled walls, heated towel rail, extractor fan and a radiator.

Garage / Workshop 19'3" x 29'3" (5.88m x 8.93m)



With a window to the side, window to the rear and front, up and over electric door and two store rooms located at the far end.

This garage lends itself to a number of uses and could potentially be further living accommodation/annexe (subject to planning approval). The current owners have made enquiries regarding planning and have had planning approved subject to one last report being obtained. The planning is for a dwelling consisting of two bedrooms, lounge/ kitchen and bathroom.

To the Front of the Property



Double electric gates open up onto a gravelled area which provides off road parking for several cars. Lawn, vegetable area and garden shed. A gravelled pathway leads to a covered seating area taking in the panoramic views, large decked balcony which runs along the side of the house with stunning views. There is a large patio to the rear and a raised rockery with a sitting area and gravelled pathways.

Views



The property sits in a prime location, in an elevated position allowing for fantastic far reaching views down the Vale of Llangollen.

Additional Photograph



Superb elevated situation overlooking the River Dee, with magnificent views towards the Vale of Llangollen and across the Shropshire and Cheshire plains.

Front Elevation



View From Balcony



Additional Photograph



Additional Photograph



Additional Photograph



Additional Information

There is also a good sized piece of waste land located across the lane from the property which provides further parking area.

Hours of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. 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. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

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Additional Information

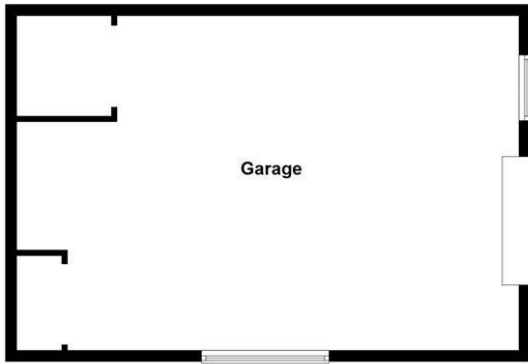
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Outbuilding

Approx. 54.0 sq. metres (581.2 sq. feet)



Ground Floor

Approx. 78.6 sq. metres (846.3 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.9 sq. feet)

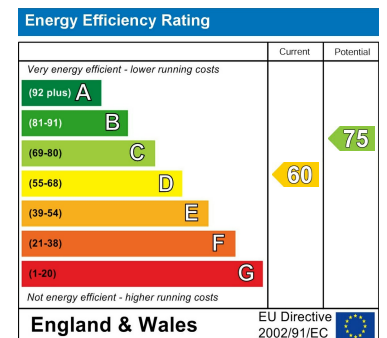


Total area: approx. 202.8 sq. metres (2183.4 sq. feet)

Area Map



Energy Efficiency Graph



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