

Town & Country

Estate & Letting Agents



Methodist Hill, Froncysyllte, LL20 7SN

£425,000

Town and Country Oswestry offer this beautiful detached family home set over three floors offering spacious, well laid out accommodation with five bedrooms, large living space and a modern finish throughout. The property has a private electric gated entrance onto a low maintenance wrap around garden along with a fantastic detached garage and studio above offering flexible further living accommodation or a possible income from letting. Located on the edge of Froncysyllte, the property is within easy reach of Llangollen, the famous aqueduct and good road links to large towns and cities.

Directions



From Oswestry proceed along the Wrexham road, bypassing Chirk and taking the 1st exit at the next roundabout to Llangollen. From the centre of Llangollen proceed to the top of Castle Street turning left at the traffic lights along the A5. Continue for three miles into the village of Froncysyllte. Upon entering the village and passing the Aqueduct Public House on the left hand side take the second right hand turning into Methodist Hill where the property will be found on the right at the top of the hill.

Accommodation comprises



Hallway



Having a part glazed door to the front with a side panel, granite tile flooring, built in storage cupboard, radiator, alarm panel, and stairs off leading to the first floor.

Cloakroom

With granite tiled floor and walls, a white suite with a W/C, wash hand basin, radiator and extractor fan.

Living room 26'3" x 9'6" (8.02m x 2.92m)



The spacious living room is fitted storage cupboard with granite worktops, bay window to the front, two radiators, TV point, oak flooring, partly tiled flooring, spotlights and a glazed door leading to the conservatory.

Additional Photo



Conservatory 20'11" x 11'5" (6.39m x 3.48m)



The large conservatory benefits from a multi fuel burner set on a brick hearth, oak flooring, radiator and doors leading to the garden.

Kitchen/breakfast room 20'11" x 9'4" (6.39m x 2.86m)



The modern kitchen is a high specification and is fitted with a range of base and wall units with work tops over, one and a half bowl Franke stainless steel sink with a mixer tap over, Stoves range cooker with extractor hood over, integrated dishwasher and space for an American style fridge/freezer, There is a window to the front and to the side, a radiator, spotlighting and a granite tiled floor. A door leads to the utility room.

Additional Photo



Utility

The utility room, with a window to the rear is fitted with a range of base and wall units with worktop over, plumbing in place for a washing machine, cupboard housing Worcester gas fired boiler, spotlighting, radiator, extractor fan and a door which leads to the garden.

First floor landing

A staircase with vinyl treads leads to the second floor, a radiator, and doors to bedroom and bathroom.

Master bedroom 19'6" x 9'0" (5.95m x 2.75m)



The large master bedroom has a window to the side and to the front with lovely views and is fitted with a full range of fitted wardrobes, dressing table, oak flooring, radiator and door leading to the en-suite.

En-suite



Having a shower cubicle with mixer shower over, wash hand basin, W/C, fully tiled, radiator and extractor fan.

Bedroom two 11'0" x 9'6" (3.37m x 2.92m)



With a full range of fitted wardrobes with a desk, radiator and wood flooring.

Bedroom three 11'0" x 9'7" (3.37m x 2.93m)



With a full range of fitted wardrobes with a desk, radiator and wood flooring.

Bedroom five 12'10" x 9'9" (3.93m x 2.99m)



With built in wardrobe, oak floor, radiator and loft hatch.

Family bathroom 15'7" x 4'5" (4.77m x 1.37m)



Having a panelled bath, wash hand basin, W/C, fully tiled, radiator and extractor fan.

Additional Photo

Second floor landing

With a built-in storage cupboard and doors the bedrooms.

Bedroom four 12'10" x 12'5" (3.93m x 3.79m)



Having oak flooring, under eaves storage and a radiator.

Garage/Annex



The garage is fitted with an electric roller door with power and lighting, Worcester gas fired boiler, two radiators and staircase to annex.

Additional Photo



Additional Photo



Living room/kitchen 13'5" x 12'0" (4.11m x 3.68m)



This open plan living room/kitchen is fitted with a range of base units, electric oven, gas hob, chimney extractor fan, single bowl sink with a mixer tap over, two radiators, two Velux, en-suite and a glazed door with Juliet balcony overlooking the Dee Vally.

Bedroom 13'5" x 12'0" (4.11m x 3.68m)



With a radiator, glazed door with Juliet balcony overlooking the Dee Vally.

En-suite



Having a shower cubicle with mixer shower, wash hand basin, low level W/C, vinyl flooring, extractor fan and spotlights.

Gardens



The property is approached with electric gates leading from the road to the parking area and detached garage. The majority of the gardens are brick paved for ease of maintenance with exception of a raised garden with a sitting area offering views of the Dee Vally and Viaduct.

Additional Photo



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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band F.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

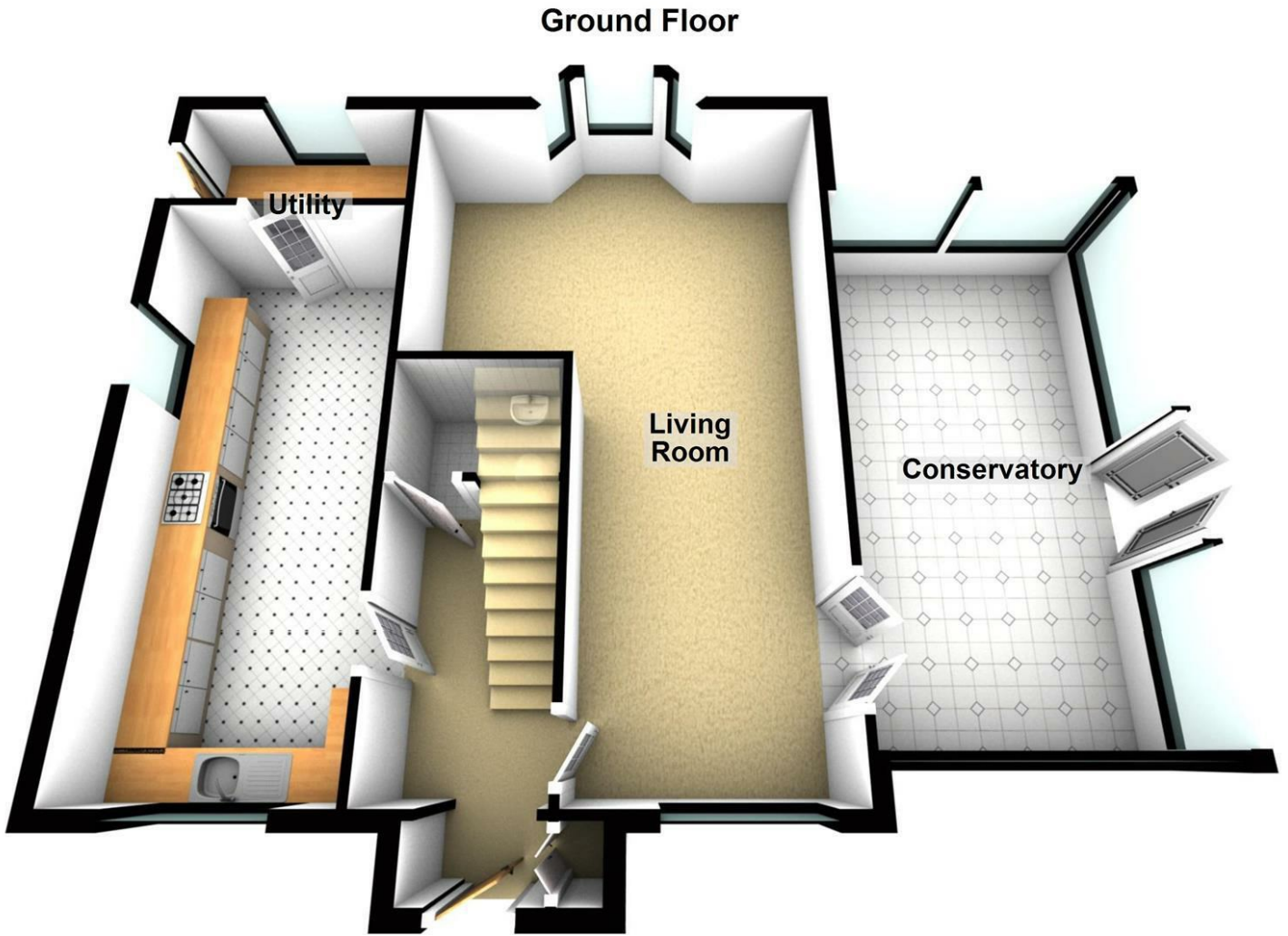
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

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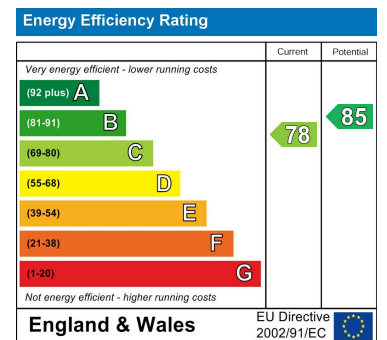
Floor Plan



Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk