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# Wingetts

More than just estate agents

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## Canal House Canal Side, Froncysyllte, LL20 7RB

**Price £350,000**

A rare opportunity to purchase this stunning canal side detached two bedroom house located in an area of outstanding natural beauty and set in large gardens, commanding far reaching views over the valley and towards the Viaduct. Canal House is a charming property in a breath taking location. The accommodation briefly comprises entrance hall with turned staircase off, lounge with dual aspect views, sitting room with multi fuel burner, conservatory, kitchen and utility, two bedrooms and large shower room. Externally the sunny aspect rear garden has several patio areas, summer house, lawned garden, shed, greenhouse and side personal door to the garage. Oil central heating. Ample parking. NO CHAIN



## Location

Famous for its Aqueduct built by Thomas Telford & having world heritage status Froncysyllte lies approximately five miles from the popular tourist town of Llangollen with its wide range of shopping facilities, bars, restaurants, doctors etc. The area is popular amongst walkers due the Offas Dyke footpath running through it and its natural stunning countryside views over the River Dee. There are excellent road links allowing for daily commuting to the commercial and industrial centres of the region.

## Accommodation

Entrance door with canopy over opens into:-

### Entrance Hall

Welcoming entrance hall with turned staircase off to the first floor, doors through to sitting room and lounge.

### Lounge 12'1" x 11'11" (3.70 x 3.64)

Dual aspect lounge with sash window to front over looking the canal, UPVC window to rear over looking the garden, ornamental brick fire place, radiator.

### Sitting Room 9'10" x 17'5" (3.00 x 5.31)

Sash window to front with views over the canal, exposed brick fireplace with multi fuel burner and beam over, radiator. Door off to kitchen and double doors open into:-

### Conservatory 9'10" x 9'1" (3.00 x 2.78)

UPVC windows and double doors opening into the sunny aspect garden, tiled floor.

### Kitchen 12'5" x 8'1" (3.79 x 2.47)

Fitted with a range of base and wall units with work surface areas, sink unit with mixer tap and window above overlooking the rear garden. Space for dishwasher, LPG gas hob, electric oven, tiled floor, window to front and door to:-

### Utility

Plumbing for washing, oil boiler and external door to front courtyard.

### On The First Floor

Turned staircase from the hallway leads to the first floor landing with large window to front affording views over the canal and towards the Viaduct, ceiling hatch to roof space with pull down ladder.

### Bedroom One 12'1" x 11'11" (3.70 x 3.64)

Stunning views towards the Viaduct and over the canal through the sash window, built in wardrobes, radiator.

### Bedroom Two 9'10" x 10'1" (3.00 x 3.09)

Sash window to front with lovely views, radiator.

### Shower Room

Walk in shower enclosure with electric shower, w.c, wash hand basin, sash window, extractor, airing cupboard.

## Outside

Approached via private gate to parking area which leads to the garage with up and over door and rear personal door, having lighting and power. Picket fence to front and gated entrance to the front courtyard, side gate access leading to the summer house. The large sunny aspect rear garden is a particular feature of Canal House with mature shrubs to border, paved patio area, vegetable plot, green house, store shed and lawned garden.

# Floor Plan



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

**Canal House KAD, \***

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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