



Sunnyholme, Bourne Terrace, Froncysyllte, LL20 7ST

Price £129,950

A three bedroom semi detached house set in a slightly elevated position in the village of Froncysyllte offering sunny aspect garden and views over the valley. Within walking distance to the World Heritage site Pontcysyllte Aqueduct and Canal. The Accommodation briefly comprises lounge with large window to front, spacious family kitchen/diner, three bedrooms and family bathroom. 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 glazed panels opens into:-

Hall

Stairs rising to the first floor, radiator.

Lounge 12'11" x 12'11" (3.94 x 3.94)

Large sash window to front offering views over the valley, fireplace, radiator and door to:-

Kitchen/Dining Room 16'1" x 8'11" (4.92 x 2.73)

Spacious kitchen/diner with a range of fitted base and wall units complimented by work surface areas incorporating sink unit with mixer tap and window above, space for cooker with extractor over, plumbing for washing machine, plumbing for dishwasher, useful understairs storage cupboard, cupboard housing the "Glow Worm" gas combi boiler, window to rear and side with external side door to garden.

On The First Floor

Stairs rise from the hallway to the first floor landing with window to side and doors off to all rooms.

Bedroom One 9'9" x 13'6" (2.98 x 4.12)

Sash window to front offering far reaching views, ornamental fireplace, radiator.

Bedroom Two 9'9" x 8'11" (2.98 x 2.73)

Sash window to rear, ornamental fireplace, radiator.

Bedroom Three 9'8" x 6'2" (2.96 x 1.89)

Sash window to front, radiator, loft hatch to roof space.

Bathroom

White suite of bath, wash hand basin and W.C, window to rear, radiator and tiled walls.

Outside

The property benefits from sunny aspect gardens which are to front/side and rear offering an ideal outdoor entertaining setting with far reaching views.

Parking

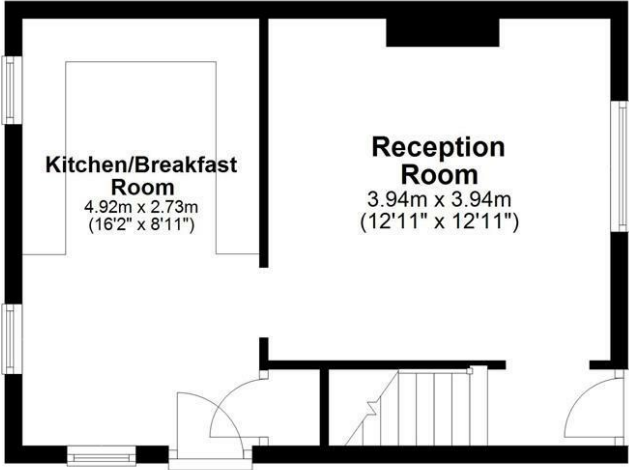
Street parking on Woodlands Grove



Floor Plan

Ground Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 67.2 sq. metres (722.8 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.

Sunnyholme KAD, *

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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