

Wingetts

More than just estate agents



Owl Cottage Alma Road, Froncysyllte, LL20 7RN

Price £185,000

A charming two double bedroom cottage set behind a lovely stone walled magical garden, which takes advantage of the views across the Dee Valley and the Unesco World Heritage Pontycysyllte Aqueduct. Having the benefit of a small parking space to rear. The accommodation has recently been upgraded by the current vendors with new UPVC double glazing throughout, new boiler, newly appointed bathroom to ground floor, newly fitted cottage style kitchen and the addition of a multi fuel burner to the lounge. The walled garden is a particular feature having a well stocked oasis of flowers, lawned garden and patio areas ideal for BBQ's and outdoor entertaining.

Location

Famous for its Aqueduct built by Thomas Telford 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. Owl Cottage is situated within walking distance to the local primary school.

Directions

Directions: From Llangollen proceed to the traffic lights turning left onto the A5, continue into the Village of Froncysyllte passing The Aqueduct Inn and turn right into Alma Road coming back onto yourself. Pass the brick terrace whereupon an alleyway will be observed on the left hand side in between No. 1 Tan Y Bryn. Proceed up the alleyway whereupon the access to the property is through the wooden gate on the left hand side.

Accommodation

A UPVC part glazed entrance door opens to:-

Lounge 11'68" x 12'6" (5.08 x 3.81)

UPVC double glazed window to front, beams to ceiling, multi fuel burner, radiator.

Kitchen 11'67" x 8'6" (5.05 x 2.59)

Newly fitted with a range of base and wall units complimented by solid wood work surface areas incorporating "Belfast" style sink with mixer tap over and window above, space for fridge freezer, painted beams to ceiling, space for cooker with extractor over. Useful under stairs pantry with plumbing for washing machine.

Inner Hall/Utility

Space for dryer and further storage. external door and door to:-

Bathroom

Newly fitted suite of free standing bath with mains shower over, wash hand basin with vanity unit below, w.c, window to side, heated towel rail, fully tiled walls.

On The First Floor

Turned staircase from the kitchen leads to the first floor landing with 2 cottage style doors opening to both bedrooms.

Bedroom One 11'76" x 11'0" (5.28 x 3.35)

UPVC double glazed window to front overlooking the walled garden, feature cast iron fireplace, radiator, high ceiling.

Bedroom Two 9'8" x 8'9" (2.95 x 2.67)

UPVC double glazed window, exposed brickwork to wall, "Worcester" gas combi boiler, useful store cupboard, high ceiling.

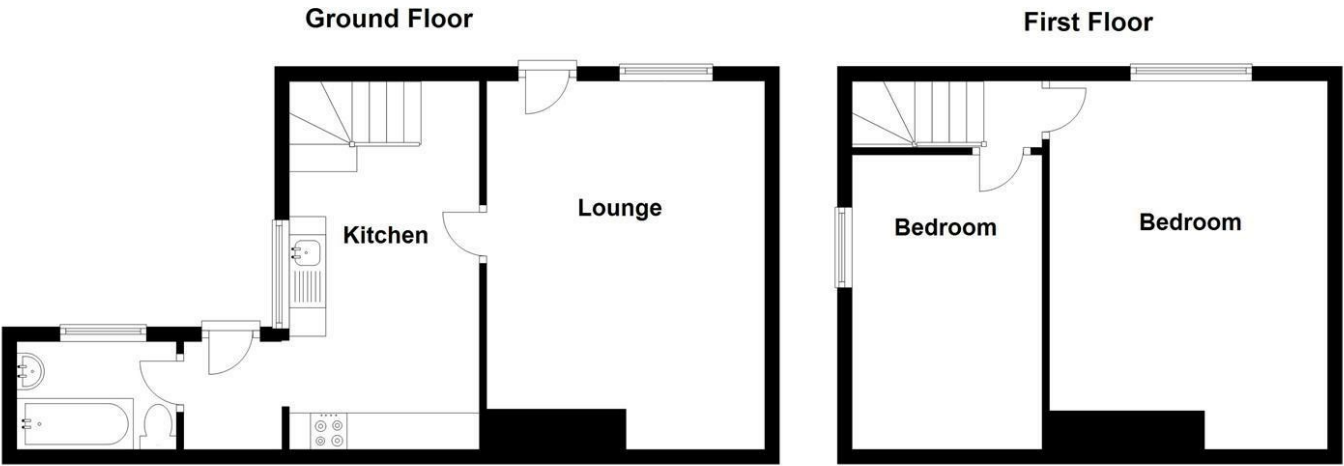
Outside

Gated path leads into the private stone walled garden which is a particular feature of the cottage with its patio/seating area, raised lawned garden with an oasis of

flowers and shrubs leading to a further patio area from which to admire the views across the Dee Valley and to the Aqueduct, steps rise up to the panoramic parking area accessed off School Lane with magnificent views.

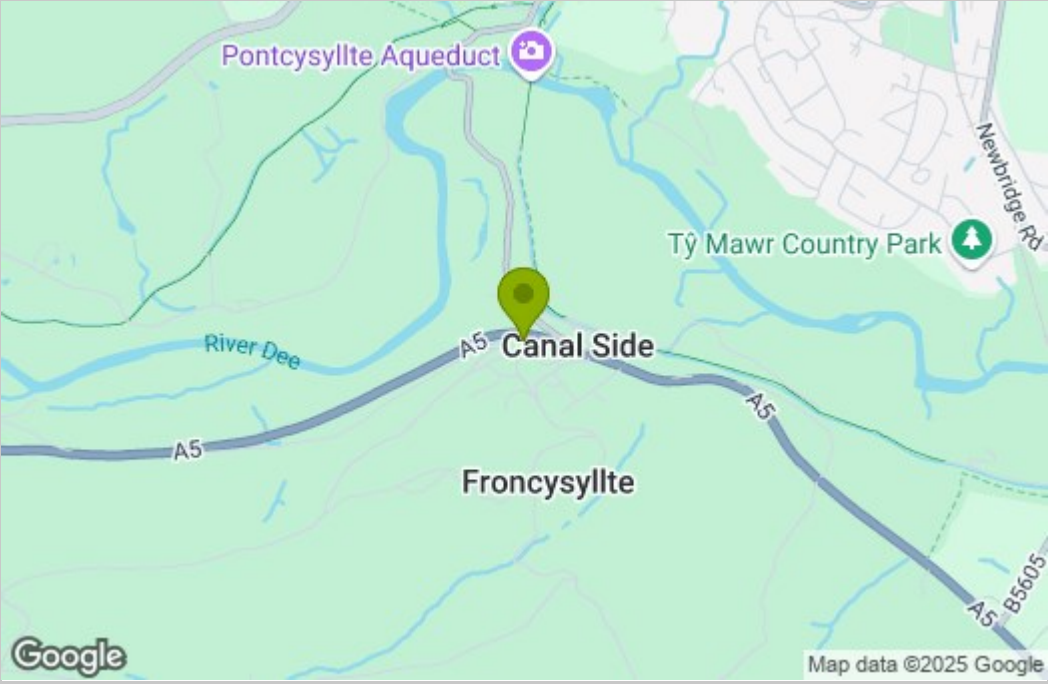


Floor Plan

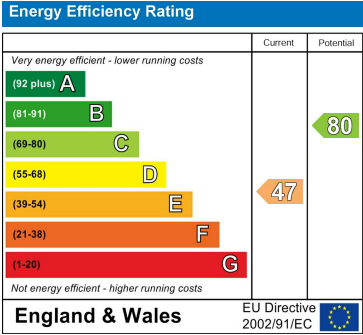


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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