



Gwynfa, Cwmalis Road, Froncysyllte, LL20 7RR

Price £275,000

A charming detached 2 bedroom cottage enjoying a wealth of character together with lovely views across the Dee Valley towards the Welsh Hills. The accommodation has retained many period features including exposed beams, feature fireplace with painted stonework and cottage style internal doors but also has the benefit of modern day comforts and has recently had a degree of works carried out by the current vendors including a new roof (2025). Briefly comprising a canopy porch with part glazed timber entrance door, Hall with staircase off the landing, Lounge having the warmth of newly installed wood burner and double glazed window from which to enjoy the views. The Kitchen has been appointed with a Grey fronted range of base cupboards and open shelving. The first floor landing gives access to the 2 well proportioned bedrooms, both having lovely views, and a bathroom. Externally, a private driveway provides ample parking and the established gardens with their variety of plants and trees extend mainly in a terrace to the front. A lovely feature is the covered external dining/patio area from which to enjoy the views and setting. Early inspection recommended.

Location

Located fronting a quiet country style lane on the fringe of the village of Froncysyllte and within easy reach of the A5 Chirk to Llangollen road which allows for excellent road links to Llangollen, Wrexham and Shropshire to enable daily commuting to the Commercial, Industrial and Tourism Centres of the region. The popular tourist town of Llangollen offers a wide range of boutique style shops, restaurants, supermarket, primary and secondary school, doctors etc. Known locally as Fron, the village is popular amongst walkers due to its close proximity to the picturesque World Heritage Pontcysyllte Aqueduct and Canal path.

Directions

From our Llangollen office continue along Castle Street turning left at the Traffic lights onto the A5, proceed along the A5 in the direction of Chirk, passing the Llangollen Golf Club. After a couple of miles, enter the village of Froncysyllte and take the right turn onto Cwmalis Road, after a short drive, Gwynfa's driveway will be observed on the right hand side.

Accommodation

Welcome light and canopy porch with part glazed external door opens to:-

Hallway 11'8" x 7'4" (3.56 x 2.24)

With stairs off, cottage style door, tiled floor, radiator and telephone point.

Lounge 12'12" x 12'71" (3.96 x 5.46)

A beautifully presented reception room having a wealth of charm and character with exposed beams to ceiling, timber flooring, newly installed wood burner with heavy timber beam above, exposed stone walls and recently re-wired, two double glazed windows with lovely views across the Dee Valley.

Kitchen 10'8" x 7'61" (3.25 x 3.68)

Appointed with a Grey fronted range of soft closing base cupboards and drawer unit complimented by work surface areas that include a stainless steel single drainer sink unit with mixer tap. 4 ring electric hob with oven/grill below and extractor hood above, part tiled walls, open fronted display shelving, double glazed window, radiator, inset ceiling spotlights.

On The First Floor

Landing with exposed wood flooring, double glazed window, cottage style doors with latch lever handles.

Bedroom One 11'94" x 11'87" (5.74 x 5.56)

Double glazed window from which to admire the stunning views, 2 recently installed velux windows, radiator, wood effect laminate flooring, exposed beams.

Bedroom Two 7'73" x 10'9" (3.99 x 3.28)

Double glazed window to front, new timber floor, radiator.

Bathroom

Appointed with a white three piece suite of bath with mixer tap and newly installed shower over, low flush wc, pedestal wash hand basin, double glazed window with Dee Valley views, tiled floor, radiator, newly installed extractor fan, inset ceiling spotlights, storage cupboard housing the gas combi boiler.

Outside

A long private driveway to the side of the house leads to the parking. Tiered garden extends mainly to the front of the cottage and are well stocked with a variety of plants and shrubs. A gated path leads up to the entrance door and path continues to a covered patio area from which to enjoy the impressive views. A further gravelled patio/seating area with stocked borders and access to driveway, log store.

Outbuilding 7'5" x 8'64" (2.26 x 4.06)

A useful outbuilding with plumbing for washing machine, electric and lighting.



Floor Plan

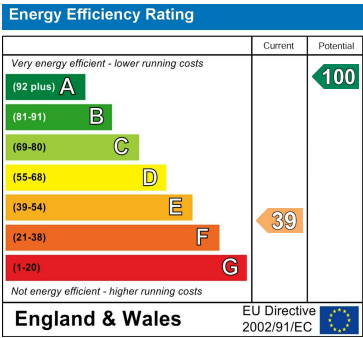


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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