



5 Bourne Terrace

Froncysyllte, LL20 7ST

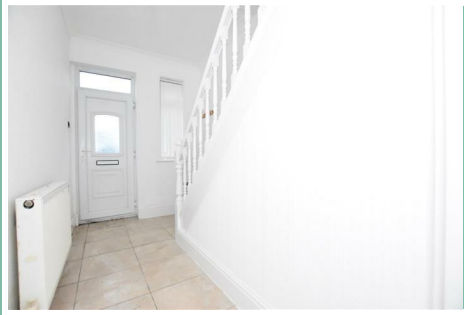
Price £130,000



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Frncysyllte, LL20 7ST

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Location

Famous for its Aqueduct built by Thomas Telford Frncysyllte 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

UPVC part glazed entrance door opens into:-

Hall

UPVC double glazed window, stairs rising to the first floor, tiled floor.

Ground Floor W.C

low flush w.c, pedestal wash hand basin, part tiled walls, tiled floor.

Lounge

14 x 11 (4.27m x 3.35m)

UPVC double glazed window, fire surround, wood effect flooring, radiator.

Kitchen/Diner

20'4 x 12'4 (6.20m x 3.76m)

Fitted base and wall units with work surface areas incorporating stainless steel sink unit with mixer tap and UPVC double glazed window above, plumbing for washing machine, space for fridge/freezer, part tiled walls, tiled floor, space for Range style cooker, radiator, UPVC French doors open into the rear garden.

On The First Floor

Stairs rise from the hall to the first floor landing with doors off to all rooms.

Bedroom One

11'9 x 11 (3.58m x 3.35m)

UPVC double glazed window to front, fitted wardrobe and over bed store cupboards, radiator.

Bedroom Two

12'6 x 8'9 (3.81m x 2.67m)

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom Three

9'5 x 9'4 (2.87m x 2.84m)

UPVC double glazed window to rear, fitted wardrobe housing the gas ventral heating boiler, radiator.

Bathroom

10'5 max x 6'3 (3.18m max x 1.91m)

Corner bath with electric shower over, low flush w.c, pedestal wash hand basin, fully tiled walls, radiator and UPVC double glazed window.

Outside

Path to entrance door alongside front forecourt, garden with low level brick boundary wall. Rear garden with stone paved patio for low maintenance, rear access gate.

Services

All services/appliances have not and will not be tested.



Road Map



Hybrid Map



Terrain Map



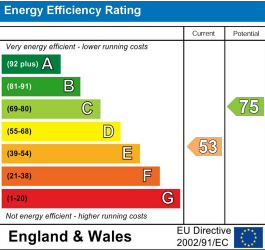
Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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