

BOWEN
PROPERTY SINCE 1862



Asking Price £450,000

4 Bedrooms 2 Bathrooms

Fron Cottage, Llandynan,
Rhewl, Llangollen LL20 7YU

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General Remarks

Commanding spectacular views over the Dee Valley, this substantial four bedroom detached house is tucked away on a quiet lane in Rhewl. Standing within approximately 0.53 acres, the property has a wealth of character features including beamed ceilings and an imposing slate Inglenook fireplace in the living room. Internally the living accommodation briefly comprises an entrance hallway; downstairs w.c.; inner hallway; living room; rear porch; dining room; sun room; kitchen/breakfast room; utility room; landing; main bedroom with en-suite shower room; three further double bedrooms; an office which could easily be converted into a fifth double bedrooms and a family bathroom. Properties such as this rarely come onto the market and an early viewing is strongly advised. The property is offered for sale with the benefit of NO ONWARD CHAIN. EPC Rating - 42|E.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property is located in the delightful community of Rhewl having views over the Dee Valley and is close to river walks and the Horseshoe Falls and only three miles or so from the town of Llangollen. Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques.

Accommodation

On The Ground Floor:

Entrance Hallway: Wood glazed door to the front elevation. Wood double glazed window to the front elevation. Exposed slate fire recess. Tiled floor. Cupboard housing the "Worcester" oil boiler. Cloaks cupboard.

Downstairs WC: Wood double glazed window to the front elevation. Two piece suite comprising a low level w.c. and wash hand basin. Wall tiling. Tiled floor.

Inner Hallway: Tiled floor. Radiator. Understairs storage cupboard.

Living Room: 21' 3" x 12' 8" (6.48m x 3.85m) Two wood double glazed windows to the rear elevation. Wood double glazed window to the side elevation. Glazed door to the rear elevation. Radiator. Beamed ceiling. Substantial Inglenook fireplace with wood-burner, access to the Utility Room, and the Rear Porch/Boot Room which is a really handy space.

Dining Room: 14' 10" x 11' 11" (4.53m x 3.63m) Wood double glazed bay window to the side elevation. Radiator. Wooden floorboards. Feature fire surround. Coved ceiling. Far reaching views. Double doors through to the Sun Room.

Sun Room: 15' 10" x 14' 10" (4.82m x 4.51m) maximum. Wood double glazed door to the side elevation. Wood double glazed windows to the side and rear elevations. Sky-light. Radiator. Tiled floor.

Kitchen/Breakfast Room: 24' 6" x 10' 0" (7.48m x 3.06m) Wood double glazed windows to the front and side elevations. Sky-light to the front elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral electric hob and cooker hood. Integral double oven and grill. Integral dishwasher. Integral fridge/freezer. Radiator. Tiled floor. Beamed ceiling. Wall tiling.

Utility Room: 8' 3" x 7' 4" (2.51m x 2.23m) Wood double glazed window to the rear elevation. Wall units. Stainless steel sink and drainer. Wall tiling. Tiled floor. Radiator. Plumbing for washing machine. Walk-in PANTRY.

On The First Floor:

Landing: Wood double glazed window to the side elevation. Radiator. Attic hatch. Far reaching views.









Bedroom 1: 14' 11" x 12' 1" (4.55m x 3.69m) Wood double glazed window to the side and rear elevations. Radiator. Wooden floorboards. Far reaching views.

En-Suite Shower Room: 12' 0" x 6' 8" (3.65m x 2.04m) Wood double glazed window to the front elevation. White three piece suite comprising a double shower cubicle, low level w.c. and wash hand basin set into cabinet. Airing cupboard. Additional storage cupboard. Radiator. Fully tiled walls. Down-lighters. Heated towel rail.

Bedroom 2: 13' 6" x 12' 9" (4.11m x 3.89m) Two wood double glazed windows to the rear elevation. Radiator. Exposed wooden beams. Vanity sink.

Bedroom 4: 12' 6" x 8' 2" (3.81m x 2.49m) Wood double glazed window to the rear elevation. Radiator. Exposed wooden beams.

Office: 17' 7" x 10' 1" (5.36m x 3.08m) Wood double glazed window to the front elevation. Wood framed woodblock window to the side elevation. Radiator. Laminate flooring. Built-in storage.

Bedroom 3: 18' 10" x 9' 7" (5.75m x 2.91m) Wood double glazed window to the front and rear elevations. Radiator. Laminate flooring. Exposed wooden beams. Attic hatch. Built-in storage cupboards.

Bathroom: 12' 0" x 4' 10" (3.66m x 1.47m) Wood double glazed window to the front elevation. Three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor.

Outside: Externally there is a gated driveway which provides a generous amount of Off-Road Parking leading up to the detached Double Garage with pitched roof. At the top of the driveway there is a stone building which houses the large oil tank. The driveway continues down the slope to another flat Parking Area. Next to this Parking Area there is an Outbuilding which consists of an Outside WC and a Workshop with power, lighting and water supply. By the front door to the main house there are two brick-built Wood Sheds To the side of the property there is a good sized decked Entertaining Space with fantastic views over the Dee Valley. The rest of the substantial gardens combine several different areas of interest and are well stocked with mature plants, trees and shrubs.

Services: The electrics and water supply are connected subject to statutory regulations, whilst the waste water is collected in a private septic tank. The central heating is a conventional radiator system effected by the floor mounted "Worcester" oil-fired boiler situated in the Entrance Hallway.

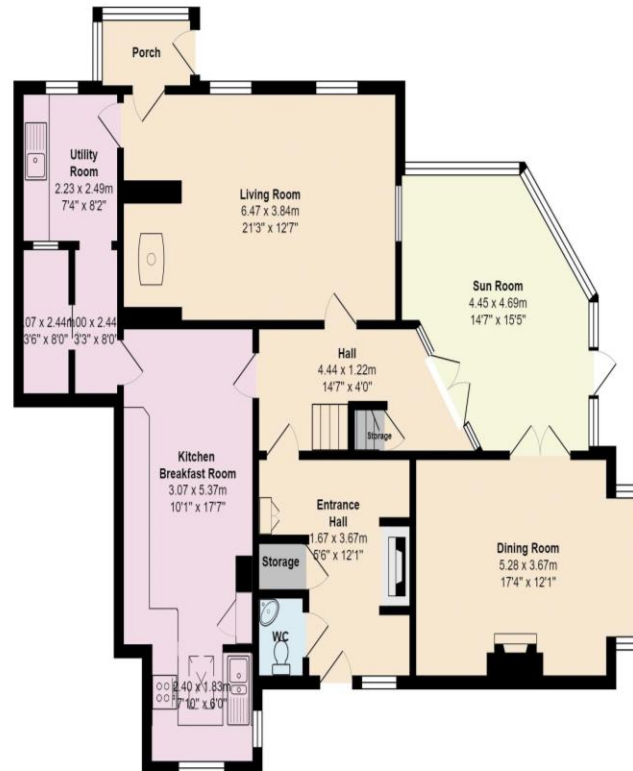
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "G".

Directions: From Llangollen town centre proceed down Castle Street over the Dee Bridge and at the junction turn left into Abbey Road. Continue for approximately a mile before turning left at Pentrefelin signposted Llantysilio. Continue past the Horseshoe Falls and take the second turning on the right as the road bends to the left with a sign "Llantysilio" in front of you. Continue up the hill and the property is the last house on the left.

Fron Cottage, Llandynan, Rhewl, Llangollen, LL20 7YU



Ground Floor



First Floor

Total Area: 220.5 m² ... 2374 ft²

All measurements are approximate and for display purposes only

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