

BOWEN

PROPERTY SINCE 1862



Asking Price £265,000

🏠 3 Bedrooms 🚿 2 Bathrooms

Garth View, Yr Ochr,
Froncysyllte, Llangollen LL20 7RS

Garth View, Yr Ochr, Froncysyllte, Llangollen LL20 7RS

General Remarks

Situated in an elevated position occupying woodland and gardens extending in total to approximately 0.65 or so acres, "Garth View" enjoys fine outlooks over the Dee Valley. The property has a long driveway with garage/car port and accommodation comprising a spacious dining kitchen, living room with open fire and three bedrooms (master with en-suite wash-room) and ground floor bathroom. EPC Rating – 12|G.

Accommodation

On The Ground Floor:

Entrance Hall: 9' 6" x 4' 6" (2.89m x 1.37m)

Approached through a part glazed door. Tiled floor. Side window. Electric night storage heater. Coved finish to ceiling. No. 1 staircase off.



Bathroom: 6' 8" x 6' 0" (2.02m x 1.83m) Fitted with a modern three piece white suite comprising close flush w.c., pedestal wash hand basin and a panelled bath with shower above from mixer tap attachment. Tiling to floor. Full tiling to walls. Double glazed window. Wall mounted electric convector heater.

Living Room: 12' 9" x 12' 9" (3.88m x 3.88m) Beamed finish to ceiling. Open fireplace with back boiler having convector radiator. Electric night storage heater. Four wall-light points. Heat detector. Understairs storage cupboard off. Television aerial point. No. 2 staircase off.

Dining Kitchen: 14' 11" x 13' 4" (4.54m x 4.06m) Finished with a range of light oak effect laminate fronted units comprising double bowl stainless steel single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets. Space for cooker. Cooker hood fitted above. Quarry tiled floor. Telephone point. Television aerial point. Windows to return elevations giving fine views to Dee Valley. Electric night storage heater. Stable-type back door. Space with plumbing for automatic washing machine. Space for tumble dryer. Tiling to work areas.

On The First Floor:

Landing 1: Double glazed window. Smoke alarm. Exposed purlin.

Bedroom 1: 16' 4" x 13' 7" (4.97m x 4.14m) Radiator. Loft access-point to Loft Room. Return windows giving fine views over Dee Valley. Television aerial point. See Loft Room below.

En-Suite Wash Room: 5' 0" x 2' 4" (1.52m x 0.72m) Fitted with a two piece suite comprising close flush w.c. and pedestal wash hand basin. Extractor fan. Tongue and groove finish to walls.

Bedroom 2: 13' 0" x 12' 9" (3.96m x 3.88m) Pedestal wash hand basin. Two double glazed windows. Electric night storage heater. Television aerial point. Wall-light point. Exposed purlin.

Landing 2: to:

Bedroom 3: 12' 0" x 8' 0" (3.67m x 2.44m) Return glazing with fine views over Dee Valley. Built-in double wardrobe. Coved finish to ceiling.









Outside: The property is approached via a long driveway to a Parking Area. Close to the top of the driveway there is a corrugated metal and timber framed Outbuilding comprising Car Port and Garage. The property occupies gardens with adjoining woodland extending in total (source ProMap OS) to approximately 0.65 or so acres. The property enjoys fine views over the Dee Valley.

Services: The property is understood to be connected to mains water and electricity subject to statutory regulations. The drainage is to a private tank. Heating is via individual electrical appliances and convector circulatory radiators as indicated within the particulars. The domestic hot water is effected by a conventional immersion heater system.

Tenure: Freehold. Vacant Possession on Completion.

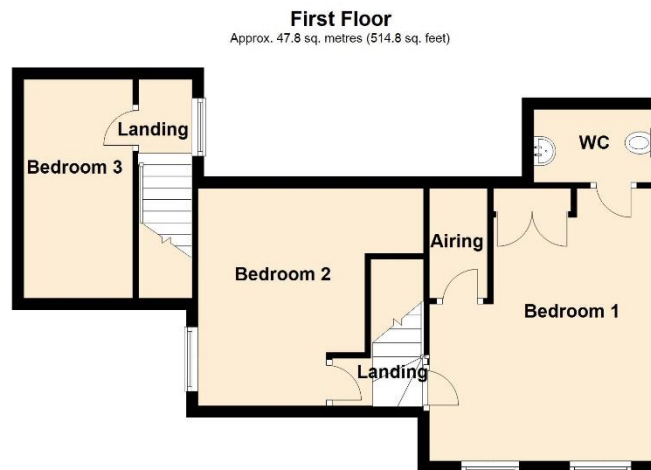
Viewing: By prior appointment with the Agents.

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

Directions: Leave Llangollen on the A5 Road in the direction of Chirk. Upon entering the village of Froncysyllte, pass The Aqueduct Inn Public House, after which take the right-hand turning (almost back on yourself) onto Alma Road. Continue and bear around a sharp left-hand bend ascending School Lane. Take the first sharp right-hand turn onto Yr Ochr and continue until the driveway of the property is observed on the right-hand side.

Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



For identification purposes only

