



BOWEN

PROPERTY SINCE 1862

Asking Price £289,950

3 Bedrooms 1 Bathroom

Glen Coed, Canal Side, Froncysyllte,
Llangollen LL20 7RB

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General Remarks

Bordering onto the canal and with pleasant views over to the other side of the valley during the winter months, this charming three bedroom semi-detached house still retains a range of character features, but also benefits from numerous modern fixtures and fittings including the bathroom and kitchen. Internally the living accommodation briefly comprises an entrance porch, utility area, downstairs w.c., kitchen, living room with feature wood-burner, dining room, landing, main bedroom, two further bedrooms and a family bathroom. Properties fronting onto the canal rarely come on the market and the property is sure to attract strong interest so an early viewing is advised.



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1 King Street Wrexham LL11 1HF

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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.

Accommodation

On The Ground Floor:

Entrance Porch: Wood-effect double glazed door and side panel to the front elevation. Tiled floor.

Utility Area: Belfast sink. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

Downstairs WC: Low level w.c. Tiled floor.

Kitchen: 10' 11" x 9' 0" (3.32m x 2.74m) Modern wall and base units with complementary wood-effect work surfaces and splash-backs. Sink and drainer unit with mixer tap. Integral gas hob. Integral electric oven and separate grill. Cooker hood. Integral fridge and freezer. Wood-effect flooring. Radiator.

Living Room: 11' 11" x 9' 7" (3.62m x 2.92m) Wood-effect double glazed window to the front elevation. Radiator. Fire recess with inset wood-burner. Beamed ceiling.

Dining Room: 11' 10" x 8' 2" (3.61m x 2.48m) Wood-effect double glazed door and window to the front elevation. Radiator. Understairs storage cupboard. Beamed ceiling.

On The First Floor:

Landing: Exposed wooden floorboards.

Bedroom 1: 11' 5" x 9' 7" (3.48m x 2.91m) PVCu double glazed window to the rear elevation. Radiator. Exposed wooden floorboards.

Bedroom 2: 9' 6" x 8' 10" (2.90m x 2.68m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards. Storage cupboard.

Bedroom 3: 9' 7" x 9' 1" (2.92m x 2.78m) PVCu double glazed window to the front elevation. Exposed wooden floorboards. Radiator. Cupboard housing a "Navien" combination boiler.

Bathroom: 11' 3" x 4' 7" (3.44m x 1.39m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, wash hand basin set into cabinet and low level w.c. Heated towel rail. Exposed wooden floorboards. Wall tiling.

Outside: Externally there is a gravelled driveway to the rear of the property providing Off-Road Parking. There is a hot tub area to the side of the house, whilst the main garden, which adjoins the canal, combines a paved Entertaining Space with a lawned garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Navien" gas-fired combination boiler situated in Bedroom 3.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.









EPC: EPC Rating - 58|D.

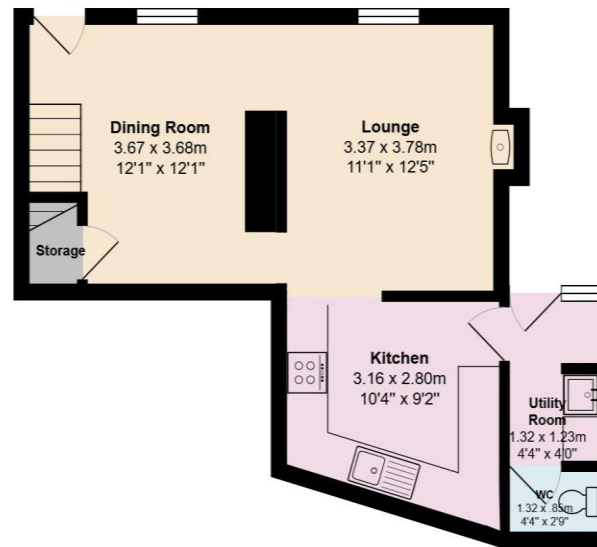
Council Tax Band: The property is valued in Band "C".

Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn left onto the A5 and continue out of the town, passing Llangollen Golf Club. Proceed along the A5 until entering Froncysyllte. Pass The Aqueduct Inn on the left-hand side of the road. On first viewings park just past the Fron Pizza House and the client will meet you at the top of the path just before the Pizza House.

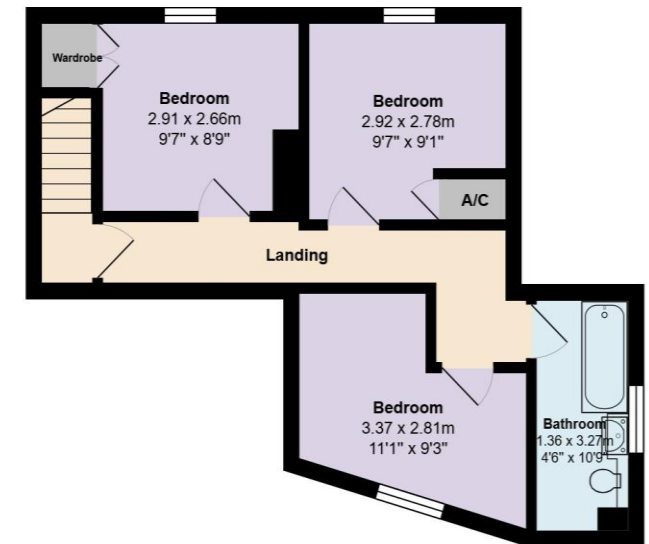
Start your property
journey with us today

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.

Glencoe, Canal Side, Froncysyllte, Llangollen, LL20 7RB



Ground Floor



First Floor

Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only

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.

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