

# BOWEN

PROPERTY SINCE 1862



Asking Price £195,000

Whitby House, Methodist Hill, Froncysyllte,  
Llangollen LL20 7SN

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🏠 2 Bedrooms

🚿 1 Bathroom



# Whitby House, Methodist Hill, Froncysyllte, Llangollen LL20 7SN



## General Remarks

"Whitby House" is a handsome two bedroom double fronted house which has been sympathetically modernised by the current owner to include a contemporary style kitchen and bathroom. The property still retains a wealth of character features including exposed wooden floorboards and a wood-burner in the living room. Internally the living accommodation briefly comprises an entrance hallway with tiled floor, living room, dining room, kitchen, landing, main bedroom, further double bedroom and a family bathroom complete with white suite. Viewing advised.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Double glazed composite door to the front elevation. Tiled floor.

**Dining Room:** 12' 2" x 11' 10" (3.72m x 3.61m) PVCu double glazed window to the front elevation. Radiator. Wooden floorboards. Picture rail. Fire recess with wooden surround.

**Living Room:** 13' 3" x 12' 2" (4.05m x 3.72m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Original storage cupboards. Fire recess with wood-burner. Picture rail.

**Kitchen:** 9' 5" x 8' 11" (2.88m x 2.71m) PVCu double glazed windows to the rear and side elevations. PVCu double glazed door to the side elevation. Cream base units with complementary wood-effect work surfaces. Electric point for cooker. Stainless steel sink and drainer unit with mixer tap. Space for fridge freezer. Plumbing for washing machine. Wood-effect flooring. Storage area with wood-effect work surface and space for under-counter fridge. "Ideal Exclusive 2" combination boiler. Wall tiling.

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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.



### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation. Attic hatch.

**Bedroom 1:** 13' 2" x 12' 0" (4.02m x 3.66m) PVCu double glazed window to the front elevation. Radiator. Wooden floorboards. Feature fire surround. Picture rail.

**Bedroom 2:** 12' 0" x 11' 11" (3.67m x 3.63m) PVCu double glazed window to the front elevation. Radiator. Wooden floorboards. Picture rail. Storage cupboard.

**Bathroom:** 9' 3" x 5' 5" (2.83m x 1.64m) PVCu double glazed window to the rear elevation. Three piece suite comprising a p-shaped panelled bath with shower over, low level w.c. and wash hand basin. Tiled floor. Wall tiling. Heated towel rail.

**Outside:** Externally there is a paved Patio to the rear of the property with steps down to a gravelled area and a Decked Entertaining Space.

**Services:** All mains services are connected subject to statutory regulations.









The central heating is a conventional radiator system effected by the wall mounted "Ideal Exclusive 2" gas-fired combination boiler situated in the Kitchen.

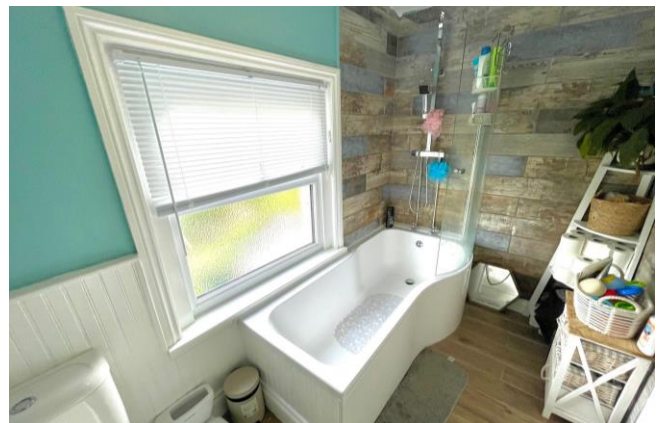
**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 55|D.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** From the Agents Office proceed along Castle Street and at the traffic lights turn left onto the A5. Pass Llangollen Golf Club on the left and after a few miles you will enter the village of Froncysyllte. You will pass The Aqueduct Inn on the left and then take the second right into Methodist Hill. Once on Methodist Hill the property will be observed on the left-hand side of the road after approximately 100 metres.



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