



Roger
Parry
& Partners

Arwelfa, Gesail Y Mynydd, Froncysyllte,
Llangollen, LL20 7SH



**Arwelfa, Gesail Y Mynydd, Froncysyllte, Llangollen, LL20 7SH
Offers In The Region Of £270,000**

RECENTLY UNDERGONE A PROGRAMME OF UPGRADING to improve the efficiency of this bungalow.

A spacious two bedroom detached bungalow situated in a stunning location with far reaching views of the surrounding Dee Valley. Arwelfa is located within the village of Froncysyllte near Llangollen and has living accommodation briefly comprising: Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen, Two Bedrooms & Bathroom. Externally the good sized gardens include a driveway to the front and cottage style gardens to the rear. The property also benefits from a newly fitted kitchen and bathroom, and uPVC double glazing throughout.



RECENT IMPROVEMENTS

The owner has had the ECO4 government grant to be able to improve the efficiency of her home. Totalling nearly £40,000 of works to include:

Newly fitted solar panels

New air source heat pump and water cylinder

New loft insulation and cavity wall insulation

The benefits of this grant is to improve your home Energy and save up to 70% on your energy bills.

LOCATION

Arwelfa is located in an elevated position within Froncysyllte in the Vale of Llangollen. The popular towns of Chirk (3 miles) and Llangollen (4 miles) are close at hand and offer a wide range of facilities and amenities including Shops, Post office, Bank, Public Houses and primary/secondary schools.

There is easy access onto the A5/A483 providing direct links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. The station at Chirk also provides rail services to Birmingham and Chester.

PORCH

Tiled flooring, radiator and door into:-

ENTRANCE HALL

Wood effect flooring, radiator, access to loft space, and doors off to:-

LIVING ROOM

14'9" x 11'11" (4.5 x 3.63)

Wood effect flooring, TV point, radiator, glazed doors to rear gardens and internal door to:-

DINING ROOM

11'4" x 10'5" (3.45 x 3.18)

With French doors opening onto the rear patio, radiator, and two sky lights giving this room beautiful natural light. Door into;

KITCHEN

12'2" x 5'11" (3.71 x 1.8)

Modern galley style kitchen with a range of base units, inset sink with mixer tap and drainer, part tiled walls, space for cooker, washing machine and fridge. Integrated microwave, High level windows and skylight gives a light and airy feel.

BEDROOM ONE

12'6" x 12'3" (3.81 x 3.73)

Double room with window to the front overlooking the orchard, separate built in storage cupboard and radiator.

BEDROOM TWO

12'4" x 7'3" (3.76 x 2.21)

With windows to the front elevation overlooking the garden, radiator and ceiling light.

BATHROOM

Newly fitted modern suite comprising freestanding bath with shower attachment, wash hand basin set on solid wood base, low level WC and walk in shower.

EXTERNAL**FRONT**

To the front of the property there is a driveway offering parking, pathway leading to both sides with gated access, and lawn area with a variety of fruit trees and shrubbery.

REAR

The rear garden has a gravelled seating area with steps up to the raised garden beds, shrubbed flower beds, pond, and summer house with sitting area offering fantastic views towards Llangollen and over the Dee Valley.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 7 Mbps & Superfast 71 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Wrexham County Borough Council

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Follow the A5 from Llangollen and once in the village take the right hand turn to Methodist Hill. Take a slight right turn onto School Lane and then slight left onto Methodist Hill. Turn right onto Woodlands Road and after about 300ft turn left onto Pleasant View and turn left again continuing on Pleasant View. Continue up the hill and the property will be found on the right hand side opposite some garages. what3words///evolving.free.irrigate

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.