

# BOWEN

PROPERTY SINCE 1862



Asking Price £305,000

🏠 3 Bedrooms 🚿 1 Bathroom

3 Gesail y Mynydd, Froncysyllte,  
Llangollen LL20 7SH

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### General Remarks

Commanding far-reaching views and located within a private plot, this extended three bedroom detached bungalow has been well maintained by the current owner and benefits from a modern kitchen and bathroom. The property has been extended by way of a full-width conservatory which has an upgraded roof, under-floor heating and air conditioning. The rest of the living accommodation briefly comprises an entrance hallway, spacious dual aspect living room, kitchen, main bedroom, two further bedrooms and a family bathroom complete with a white suite. An early viewing is strongly advised.



## Accommodation

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator. Wood-effect flooring. Attic hatch.

**Living Room:** 18' 8" x 11' 11" (5.68m x 3.63m) PVCu double glazed window to the front elevation. Two radiators. Feature fire surround with inset gas fire.

**Kitchen:** 11' 10" x 8' 2" (3.60m x 2.48m) PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink with double drainer and mixer tap. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Integral fridge freezer. Integral dishwasher. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator.

**Conservatory:** 25' 8" x 12' 10" (7.82m x 3.92m) maximum. PVCu double glazed French doors to the rear elevation. Two PVCu double glazed doors to the side elevation. PVCu double glazed windows to the side and rear elevations. Wood-effect flooring. Under-floor heating. Air-conditioning unit.

**Bedroom 1:** 11' 0" x 10' 8" (3.35m x 3.25m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 2:** 11' 6" x 7' 10" (3.50m x 2.40m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 3:** 10' 4" x 6' 7" (3.15m x 2.00m) PVCu double glazed window to the front elevation. Radiator.

**Bathroom:** 8' 3" x 6' 5" (2.52m x 1.95m) PVCu double glazed window to the rear elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

**Outside:** Externally there is a gravelled driveway to the front of the property providing Off-Road Parking leading up to the Detached Single Garage. Also to the front of the property there is a lawned section and a Decked Seating Area. The rear garden, which enjoys a good degree of privacy, combines a further lawned section with a two-tier Decked Area and mature plants and shrubs. There is also a further section of garden higher up which benefits from having far-reaching views.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen. There are solar panels on the property which are owned by the current vendor.

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

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

**EPC:** EPC Rating – 83|B.

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









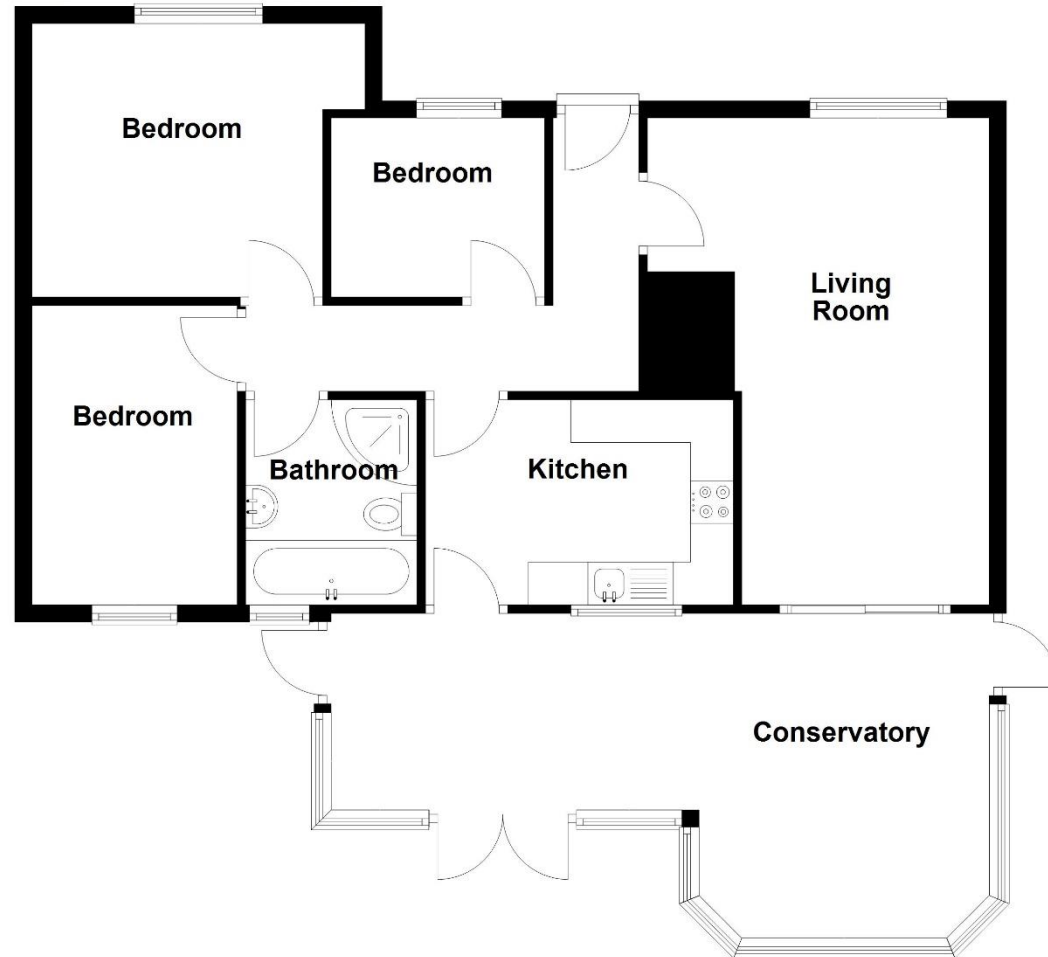
**Directions:** From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn left onto the A5. Proceed out of Llangollen in the direction of Froncysyllte and once in the village take a right-hand turning onto Methodist Hill. At the top of Methodist Hill turn right into Woodlands Road and then first left. The property will then be observed at the top of the road on the left-hand side.

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## Ground Floor

Approx. 91.4 sq. metres (983.8 sq. feet)



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