

Wingetts

More than just estate agents



Glencoed, Canal Side, Froncysyllte, LL20 7RB

Price £285,000

Enjoying a fantastic position adjoining the Llangollen Canal with panoramic views across the Dee Valley, this Victorian semi detached house offers spacious reception rooms and bedrooms along with extensive garden, patio and hot tub area. The accommodation benefits from double glazing and gas fired central heating, briefly comprises lounge with wood burner, dining room and modern kitchen. On the first floor there are three bedrooms and modern family bathroom. Externally, the property is approached via the canal with private parking to rear, steps lead down to the hot tub area and continue into the delightful sunny aspect garden with an excellent outdoor entertaining space and large lawned garden from which to enjoy the narrow boats on the Canal and picturesque scenery beyond.

Location

Located just off the A5 Llangollen Road approximately 2 miles from the popular riverside town of Llangollen and enjoying views across the Dee Valley, Froncysyllte provides a range of local amenities and scenic tourist attractions including the Pontcysyllte Aqueduct with its UNESCO World Heritage Status. There are both primary and secondary schools within the catchment area together with excellent road links to the towns of Wrexham and Oswestry.

Accommodation

Entrance door opens into the porch area opening to:-

Utility & W.C

Plumbing for washing machine and space for dryer, "Belfast" sink, w.c and tiled floor.

Kitchen 10'10" x 8'11" (3.32 x 2.74)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over, wine storage above. Gas hob with electric oven and grill below and modern extractor above, Integrated fridge/freezer, under unit lighting, spotlights to ceiling, radiator.

Lounge 11'10" x 9'6" (3.62 x 2.92)

Window to front overlooking the garden and Canalside beyond, beams to ceiling, inset wood burner with mantle over, radiator.

Dining Room 11'10" x 8'1" (3.61 x 2.48)

Window to front with canal views, beams to ceiling, useful under stairs storage cupboard, radiator, external door to garden with feature glazed panel and house name above. Stairs rise to the first floor.

On The First Floor

Exposed wooden floors to landing with doors off to all rooms.

Bedroom One 11'5" x 9'6" (3.48 x 2.91)

Window to rear, exposed wood floors, radiator.

Bedroom Two 9'6" x 8'9" (2.90 x 2.68)

Window to front with views over the canal and countryside beyond, useful storage cupboard, exposed wood floors, radiator.

Bedroom Three 9'6" x 9'1" (2.92 x 2.78)

Window to front with far reaching views, cupboard housing the "Navien" combi boiler, radiator.

Bathroom 11'3" x 4'6" (3.44 x 1.39)

Modern suite of bath with mains shower over and side screen, wash hand basin with storage drawers below, w.c, window, heated towel rail, extractor fan.

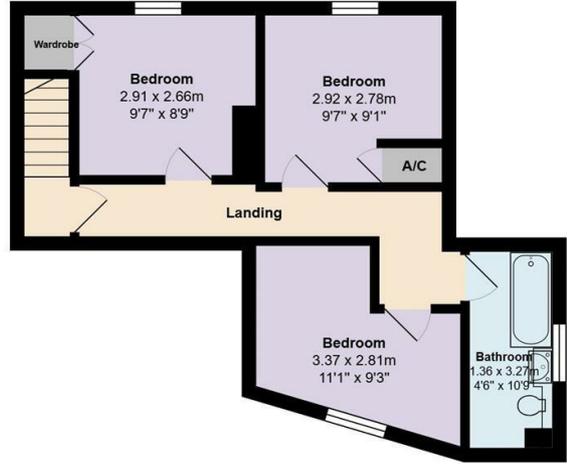
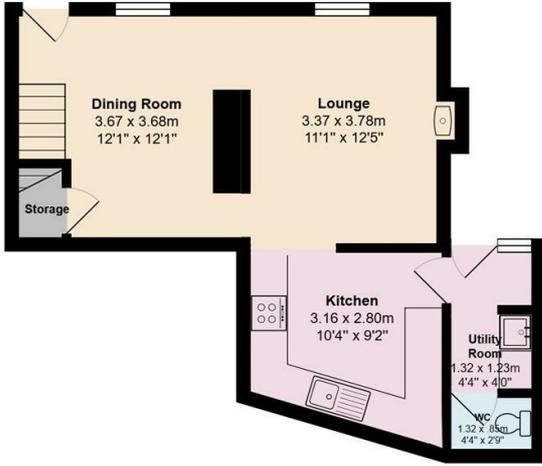
Outside

Private driveway to rear offering ample parking, steps lead down to the main entrance with hot tub area to side offering views up and down the canal. Further steps open into the extensive sunny aspect Canalside garden, mainly laid to lawn with stocked borders and large patio terrace from which to enjoy outdoor entertaining, all whilst admiring this truly magical setting.



Floor Plan

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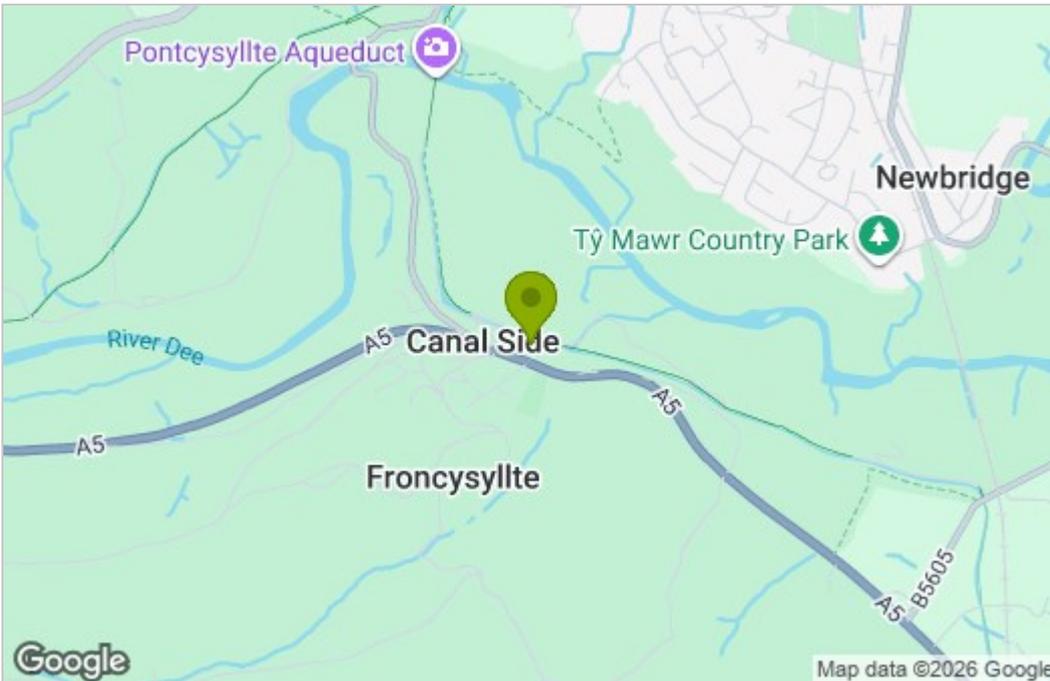
Ground Floor

First Floor

Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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