


# BOWEN

PROPERTY SINCE 1862



Asking Price £550,000

 3 Bedrooms  2 Bathrooms  Land

Glasfryn, Pen y Graig, Froncysyllte,  
Llangollen LL20 7RT

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### General Remarks

Commanding magnificent far-reaching views over the valley, this three bedroom detached residence occupies an elevated semi-rural location and benefits from two paddocks and an arena, extending to 2.8 acres and a 3.7 acre section of woodland in a former quarry. The property retains a range of character features and briefly comprises a conservatory, kitchen with “Stanley” which is large enough to be used as a kitchen/breakfast room, if remodelled, spacious lounge/diner with an inglenook fireplace having inset wood-burner, rear hallway, downstairs shower room, utility room, home office, landing, dual aspect main bedroom, two further bedrooms and a contemporary-style bathroom. Within the formal gardens there is also a three box stable-block and a substantial car port.



## Accommodation

### On The Ground Floor:

**Conservatory:** 9' 5" x 8' 2" (2.88m x 2.50m) Wood-effect double glazed door to the rear elevation. Wood-effect double glazed windows. Tiled floor.

**Kitchen:** 24' 6" x 10' 0" (7.47m x 3.06m) Wood-effect double glazed windows to the side and rear elevations. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Oil-fired "Stanley" stove. Space for fridge and freezer. Plumbing for washing machine and dishwasher. Radiator. Tiled floor. Wall tiling. Down-lighters. Understairs storage cupboard.

**Lounge/Diner:** 23' 8" x 10' 10" (7.21m x 3.29m) Two wood-effect double glazed windows to the front elevation. Two radiators. Wood-effect flooring. Inglenook with inset wood-burner having back boiler.

**Rear Hallway:** Wood-effect double glazed window to the rear elevation. Radiator. Tiled-effect laminate floor.

**Downstairs Shower Room:** 6' 7" x 5' 7" (2.00m x 1.70m) Wood-effect double glazed window to the rear elevation. White three piece suite comprising a shower cubicle, low level w.c., and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail. Heater in light fitting.

**Utility Room:** 8' 0" x 7' 7" (2.45m x 2.32m) Double glazed door to the rear elevation. Wood-effect double glazed window to the side elevation. Base unit with complementary work surface. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall tiling. Down-lighters.

**Home Office:** 8' 5" x 8' 2" (2.56m x 2.49m) Wood-effect double glazed window to the front elevation. Down-lighters. Electric wall heater.

### On The First Floor:

**Landing:** Wood-effect double glazed window to the side elevation. Cupboard housing immersion heater. Attic hatch. Wooden flooring.

**Bedroom 1:** 13' 0" x 12' 2" (3.97m x 3.70m) to the wardrobes. PVCu double glazed windows to the front and side elevations. Radiator. Built-in wardrobes. Wooden flooring. Large walk-in storage cupboard.

**Bedroom 2:** 11' 9" x 8' 11" (3.59m x 2.72m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 13' 10" x 8' 0" (4.21m x 2.43m) Wood-effect double glazed windows to the rear and side elevations. Radiator.









**Bathroom:** 8' 5" x 6' 11" (2.56m x 2.10m) Wood-effect double glazed window to the front elevation. White three piece suite comprising a p-shaped panelled bath with power shower over, low level w.c. and wash hand basin. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

**Outside:** Externally there are formal gardens either side of the property combining a Patio Area leading off the Conservatory. A lawned garden having mature shrubs and a former vegetable patch on the other side.

From the lawned garden there are steps up to a Parking Area sufficient for several vehicles and a driveway with separate vehicular access.

Beyond the parking area there is a Stable Block with three good-sized Stables, a Tack Room and a Covered Storage Area. On the other side of the property there is a substantial Car Port. A short walk from the property, the vendors also own a section of woodland extending to approximately 3.7 acres, and two inter-connected Paddocks and a full sized Arena with mirrors totalling c.2.8 acres.

**Services:** Mains electric is connected subject to statutory regulations. Septic tank drainage. The central heating is a conventional radiator system effected by both the oil-fired "Stanley" stove in the Living Room and the back boiler to the wood-burner located in the Kitchen.

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

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

**EPC:** EPC Rating – 34|F.

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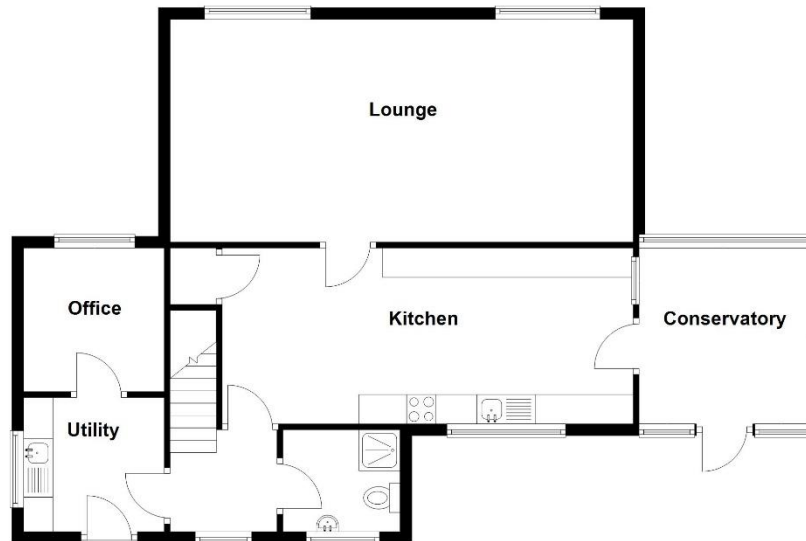
**Council Tax Band:** The property is valued in Band "E".

**Directions:** From the Agents Llangollen 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. At the top of Methodist Hill turn left onto Woodlands Road, take a sharp right-hand turn into Gilfach Road and then after about 350 metres take another sharp right-hand turn into Quarry Road. Follow the road for another 350 metres and the property will be observed on the left-hand side of the road.

## Get the most out of your property

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**Ground Floor**  
Approx. 82.0 sq. metres (882.4 sq. feet)



**First Floor**  
Approx. 50.5 sq. metres (543.3 sq. feet)

