

BOWEN

PROPERTY SINCE 1862



Asking Price £215,000

1 Bedroom 1 Bathroom

Stone Cottage, Cwmalis Road,
Froncysyllte, Llangollen LL20 7RR

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General Remarks

Commanding spectacular views over the valley, this double-fronted detached stone cottage has been sympathetically modernised by the current owners and still retains numerous character features which sit seamlessly alongside the high quality fixtures and fittings including the kitchen and shower room. The property previously had two bedrooms, which could be reinstated, but currently has one substantial dual aspect principle bedroom. The windows to the front of the property have been replaced with wooden sash windows which are another major selling point. Internally the property briefly comprises an open plan lounge/kitchen, half-landing with a shower room and further steps leading up to the bedroom. This property is offered for sale with NO ONWARD CHAIN and an early viewing is advised.



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1 King Street Wrexham LL11 1HF

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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.

Accommodation

Kitchen/Living Room: 16' 4" x 11' 5" (4.97m x 3.47m) Wooden framed double glazed door to the front elevation. Two wooden double glazed sash windows to the front elevation. Wooden framed double glazed window to the side elevation. Electric heater. Feature fire recess with inset "Esse Ironheart" multi-fuel stove. Wall and base units with complementary work surfaces. Ceramic sink and drainer unit with mixer tap. Space for electric oven and hob. Cooker hood. Space for a fridge freezer. Integral washer/dryer. Wall tiling. Tiled floor.

Half-Landing: Triple glazed sky-light to the rear elevation. Partly tiled floor. "Valor" LPG gas fire.

Shower Room: 8' 8" x 4' 5" (2.63m x 1.35m) Triple glazed sky-light to the rear elevation. White three piece suite comprising a double shower cubicle, low level w.c. and wash hand basin set into cabinet. Contemporary-style radiator. Wall tiling. Tiled floor.

Bedroom: 15' 11" x 11' 6" (4.85m x 3.51m) Two wooden double glazed sash windows to the front elevation. Wooden double glazed

window to the side elevation. Electric heater. Radiator. Airing cupboard.

Outside: Externally there is a gravelled area to the front of the property which could be used as Off-Road Parking with steps up to a paved Patio which enjoys wonderful far-reaching views over the valley. Between the large Wood Store and Garden Shed there is are steps up to a further garden area which currently combines a variety of trees and shrubs and offers excellent potential to be incorporated into the formal gardens.

Services: There is no mains gas to the property but it is on mains water. Drainage is to a septic tank. The property is heated by a combination of wall mounted electric heaters and two radiators heated by the "Esse Ironheart" multi-fuel stove.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 17|G.

Council Tax Band: The property is valued in Band "C".









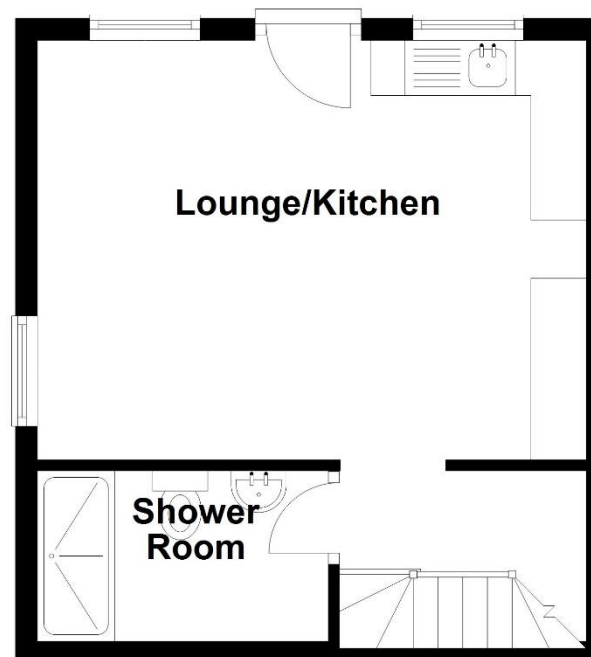
Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn left onto the A5. Proceed out of Llangollen passing the Golf Course on the left and continue in the direction of Froncysyllte. Take a right-hand turning into Cwmalis Road immediately before the sign for Froncysyllte and the property will be observed on the right-hand side of the road after approximately 150 metres.

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journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

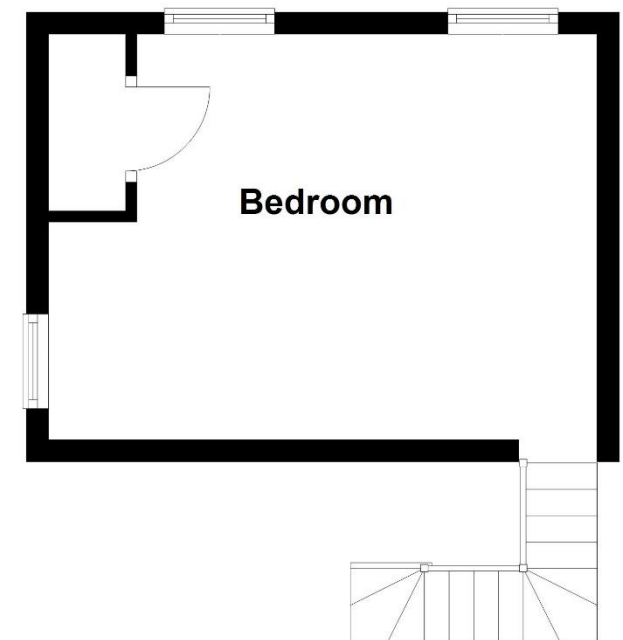
Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



First Floor

Approx. 18.3 sq. metres (196.5 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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