



Asking Price £124,950

Sunnyholme, Bourne Terrace, Froncysyllte,
Llangollen LL20 7ST

 3 Bedrooms

 1 Bathroom

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General Remarks

With far reaching views from the bedrooms at the front of the property, this three bedroom semi-detached house occupies an elevated position with gardens on three sides. Boasting a well proportioned kitchen/diner, the property also benefits from gas central heating and the original sash windows. Internally the accommodation briefly comprises an entrance hallway; living room; kitchen/diner; master bedroom with feature fire surround; two further bedrooms and a family bathroom. No Chain.

Location The property is located within the village of Froncysyllte in the Vale of Llangollen. The well known Llangollen Canal and Thomas Telford's famous Aqueduct, which has World Heritage status are nearby whilst the popular Towns of Chirk (3 miles) and Llangollen (4 miles) are also close at hand and offer a wide range of facilities and amenities. Llangollen is a historic Market Town situated on the banks of the River Dee, which is internationally renowned for the Eisteddfod. There is easy access onto the A5 and A483 providing direct links to the larger Towns of Oswestry and Shrewsbury, as well as the Cities of Wrexham and Chester.

Accommodation

Entrance Hallway: Wooden double glazed door to the front elevation. Radiator.

Living Room: 13' 0" x 13' 0" (3.95m x 3.95m) Wooden glazed sash window to the front elevation. Radiator. Gas fire with feature surround. Coved ceiling.

Kitchen/Diner: 16' 2" x 8' 8" (4.92m x 2.65m) Two wooden glazed windows to the rear elevation. Wood glazed window to the side elevation. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Integral cooker hood. Space for fridge. Plumbing for washing machine and dishwasher. Radiator. Wall tiling. Down-lighters. Understairs storage cupboard. Cupboard housing a "Glow-Worm" combination central heating boiler.

Landing: Wooden glazed sash window to the side elevation.

Main Bedroom: 12' 11" x 9' 9" (3.94m x 2.96m) Wooden glazed sash window to the front elevation. Radiator. Exposed wooden floorboards. Feature fire surround. Picture rail.

Bedroom 2: 9' 8" x 8' 9" (2.94m x 2.67m) Wooden glazed sash window to the rear elevation. Radiator. Feature fire surround. Picture rail.

Bedroom 3: 9' 9" x 6' 2" (2.96m x 1.89m) Wooden glazed sash window to the front elevation. Radiator. Picture rail. Attic hatch.

Bathroom: 6' 2" x 5' 7" (1.87m x 1.71m) Wooden glazed sash window to the rear elevation. White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls. Radiator.

Outside: Occupying a level plot, there are low maintenance gardens to three sides of the property.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas central heating boiler situated in the kitchen.

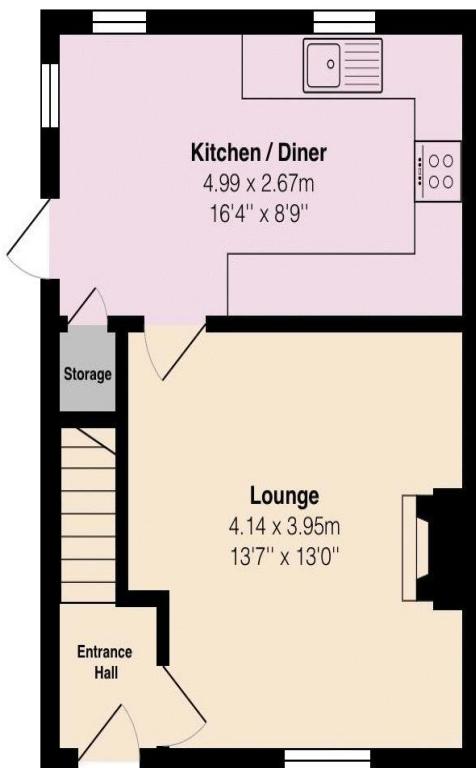


Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

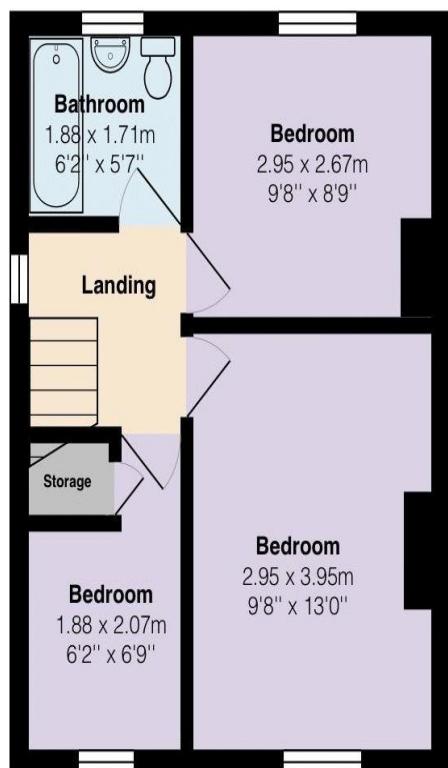
Viewing: By prior appointment with the Agents.

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

Directions: From the Agents Llangollen Office proceed along Castle Street in the direction of the A5. At the traffic lights turn left and proceed along the A5 for approximately four miles. Upon entering Froncysyllte you will see the Post Office on the left-hand side of the road and then take the next exit on the right onto Woodlands Grove. Once on the road there is a small lane immediately on the right, walk up this lane and there is a bend to the left, when the property will be observed on the right-hand side.



Ground Floor



First Floor

Total Area: 67.7 m² ... 728 ft²

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 expressively 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.