



Asking Price £165,000

1 Ty'r Teulu, Woodlands Road, Froncysyllte,
Llangollen LL20 7SA

 2 Bedrooms

 1 Bathroom

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General Remarks

Commanding spectacular views over the valley from the balcony and main bedroom, this two bedroom semi-detached house is presented to a high standard throughout and is offered for sale with the benefit of NO ONWARD CHAIN. With well-appointed fixtures and fittings, the property briefly comprises a kitchen with modern style units, spacious lounge/diner which is over 24' long and with a balcony leading off, landing, two bedrooms and a family bathroom complete with a white four piece suite. In summary, a charming property with great views, and an early viewing is strongly advised.

Accommodation

On The Ground Floor:

Kitchen: 7' 11" x 7' 11" (2.42m x 2.41m) PVCu double glazed window to the side elevation. Double glazed composite door to the side elevation. Wall and base units with complementary tiled work-tops. Sink and drainer unit with mixer tap. Space for fridge/freezer. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. "Worcester" combination boiler. Down-lighters.

Lounge/Diner: 24' 4" x 13' 10" (7.42m x 4.21m) reducing to 10' 11" (3.32m). PVCu double glazed windows to the front and rear elevations. PVCu double glazed French doors to the rear elevation. Two radiators. Down-lighters. Access to the Balcony.

On The First Floor:

Landing: Attic hatch. Radiator.

Bedroom 1: 13' 9" x 11' 0" (4.20m x 3.35m) Two PVCu double glazed windows to the rear elevation. Radiator. Far reaching views.

Bedroom 2: 12' 11" x 7' 11" (3.94m x 2.41m) PVCu double glazed window to the front elevation. Radiator.

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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Bathroom: 7' 10" x 7' 9" (2.38m x 2.37m) PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Heated towel rail. Fully tiled walls. Tiled floor.

outside: Externally there is a Balcony leading off the Lounge which enjoys a pleasant view over the valley. The rear garden is gently tiered and combines a decked Entertaining Space with mature plants and shrubs. There is also a Covered Area providing access to the Cellar. The aluminium framed Greenhouse and adjoining metal Garden Shed are included in the sale.

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.

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

Viewing: By prior appointment with the Agents.

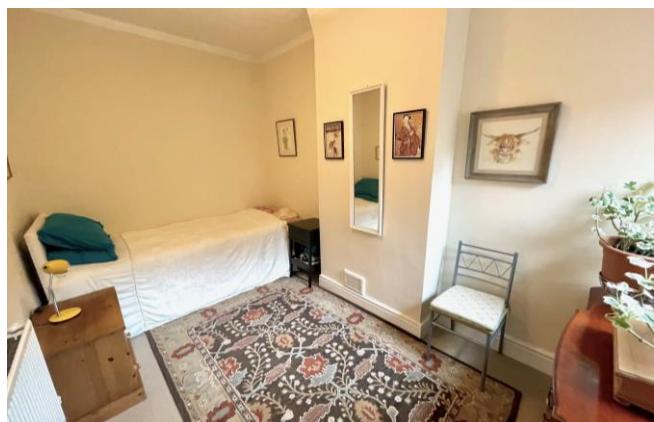
EPC: EPC Rating - 56|D.

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





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. Once on Methodist Hill proceed up the hill and then turn left into Woodlands Road and the property will be observed after a short distance on the left-hand side of the road.



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