



**BOWEN**

PROPERTY SINCE 1862

Asking Price £325,000

🏠 2 Bedrooms    🚿 1 Bathroom

Fron Cottage, Graig Ddu Farm,  
Rhewl, Llangollen LL20 7AJ



## Fron Cottage, Graig Ddu Farm, Rhewl, Llangollen LL20 7AJ

### General Remarks

Standing in grounds of approximately 1.5 acres that enjoy an excellent degree of privacy, this charming two bedroom detached cottage commands spectacular views over the valley which are truly breath-taking. The property benefits from a wealth of character features and the current owners have sympathetically enhanced the property with the addition of a replacement kitchen and bathroom which are perfectly in keeping with the overall style of the cottage. Internally the living accommodation briefly comprises a lounge diner with beam ceiling and wood-burner; kitchen; utility area; bathroom with white suite; main bedroom and a further double bedroom. It is rare for a property such as this to come on the open market and an early viewing cannot come more highly recommended. EPC Rating - 28|F.



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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.

**Location:** The property is located in the delightful community of Rhewl having views over the Dee Valley and is close to river walks and the Horseshoe Falls and is only three miles or so from the town centre of Llangollen. Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day amenities, good Schooling, a new Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques.

## Accommodation

### On The Ground Floor:

**Living Room:** 14' 2" x 12' 1" (4.32m x 3.68m)  
Wooden door to the front elevation. Wood-effect double glazed window to the front elevation. Wood-burner with tiled hearth. Tiled floor. Beam ceiling. Wall mounted electric heater. Understairs storage.

**Kitchen:** 12' 0" x 5' 11" (3.67m x 1.81m) Wood-effect double glazed window to the front elevation. Wall and base units with complementary wooden work-tops. Belfast sink with mixer tap and drainer. Electric cooker with gas hob. Cooker hood. Space for fridge. Wall tiling. Tiled floor. Beam ceiling.

**Utility Area:** 7' 9" x 3' 5" (2.35m x 1.04m) Window to the rear elevation. Built-in shelving. Tiled floor. Immersion heater. Wall mounted electric heater. Attic hatch.

**Bathroom:** 7' 7" x 4' 1" (2.32m x 1.25m) Wood-effect double glazed window to the side elevation. White three piece suite comprising a panelled bath with shower over, wash hand basin set into cabinet and low level w.c. Tiled floor. Fully tiled walls. Wall mounted electric heater.

### On The First Floor:

**Bedroom 1:** 13' 11" x 12' 6" (4.25m x 3.80m)  
Wood-effect double glazed window to the front elevation. Wooden floorboards. Attic hatch.

**Bedroom 2:** 6' 8" x 13' 6" (2.03m x 4.12m)  
Wood-effect double glazed windows to the front and side elevations. Wooden floorboards. Attic hatch.

**Outside:** The property stands within grounds extending to approximately 1.5 acres and combine formal gardens with a grass paddock area with separate vehicular access. There are a wealth of mature trees and shrubs bordering the land and due to the property's elevated position, there are far-reaching views from various different points. There is also a flat Parking Area on the approach to the property and a paved Patio to the front elevation.

**Services:** Mains electricity is connected subject to statutory regulations. There is a private water supply with 20,000 litre storage tanks. Drainage is to a septic tank. The property is heated via wall mounted electric heaters found in most of the principal rooms.















**Directions:** From Llangollen town centre proceed down Castle Street over the Dee Bridge and at the junction turn left onto Abbey Road. Continue for approximately a mile before turning left at Pentre Felin signposted Llantysilio. Continue past the Horseshoe Falls and continue along the road for approximately one mile. Just before entering the village of Rhewl, take a right-hand turning and pass The Sun Inn on the left-hand side of the road. After approximately 100 metres turn left onto the track and follow the track all the way to the end, when the property will be observed right in front of you.

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

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

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

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steeped in heritage  
with a forward  
thinking outlook.

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