



Asking price £140,000

 3 Bedrooms  1 Bathroom

Hillsbro, Holyhead Road, Froncysyllte,  
Llangollen LL20 7RA

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## General Remarks

A deceptively spacious three bedroom and three reception room house of traditional design with feature cantilever upper bays to the front elevation enjoying views towards the World Heritage Site at Pontcysyllte. The property has a breakfast kitchen with pantry off and there is a rear hall with WC / cloakroom. Enclosed walled garden. Scope for works of improvement. EPC Rating - 49|E.

## Accommodation

### On The Ground Floor:

**Rear Entrance Hall:** Approached through a double glazed door. Tiled floor. Double glazed window.

**Cloakroom (off):** Fitted with a two piece white suite comprising a low flush w.c. and pedestal wash hand basin. Double glazed window. Wall mounted gas fired central heating boiler.



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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 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.

**Sitting Room:** 12' 11" x 10' 2" (3.94m x 3.10m)  
Laminate timber effect flooring. Radiator. Double glazed window. Archway to:

**Lounge:** 12' 10" x 11' 6" (3.90m x 3.50m) Television aerial point. Laminate timber effect flooring. Double glazed window.

**Dining Room:** 13' 10" x 12' 10" (4.22m x 3.91m)  
Tiled floor. Radiator. Double glazed window. Tiled fireplace with open fire. Television plinth to side. Two wall-light points. Picture rail.

**Kitchen:** 9' 3" x 9' 10" (2.83m x 2.99m) Fitted with a range of laminate-fronted units comprising a stainless steel single drainer sink unit set into a range of base storage cupboards including drawer pack set beneath laminate-topped work surfaces. Range of matching suspended wall cupboards including double glazed fronted display cabinet. Tiling to work areas. Radiator. Space with plumbing for an automatic washing machine. Space for cooker. Tiling to floor. Double glazed window.

**Pantry:** 8' 11" x 3' 7" (2.71m x 1.10m) Single glazed window.

#### On The First Floor:

**Landing:** Smoke alarm.

**Bedroom 1:** 12' 10" x 11' 11" (3.90m x 3.62m)  
excluding feature bay window, which enjoys views over the Dee Valley towards the World Heritage Site of Pontcysyllte. Radiator. Picture rail. Coved finish to ceiling.

**Bedroom 2:** 12' 10" x 10' 7" (3.92m x 3.23m)  
excluding feature bay window, which enjoys views over the Dee Valley towards the World Heritage Site of Pontcysyllte. Radiator. Picture rail. Ceiling rose.

**Inner Landing:** Radiator.

**Bedroom 3:** 13' 0" x 9' 8" (3.96m x 2.95m)  
Radiator.

**Bathroom:** 9' 1" x 4' 11" (2.76m x 1.50m) Fitted with a three piece champagne shaded suite comprising a close flush w.c., pedestal wash hand basin and twin-grip panelled bath. Part tiling to walls. Single glazed window. Radiator.

**Outside:** To the front, the property is set back from the highway by a wide forecourt, which a previous tenant used for off-road parking. At the side and rear there is an enclosed garden bounded by walling having pathway leading to the rear door.

**Services:** All mains services are connected subject to statutory regulations.

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

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

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

**EPC Rating:** EPC Rating Band E (49)









**Directions:** From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn left onto the A5 in the direction of Chirk. Leave Llangollen and pass along the Valley into the village of Froncysyllte. The property will be observed on the right-hand side just opposite the left-hand turning to Trevor.

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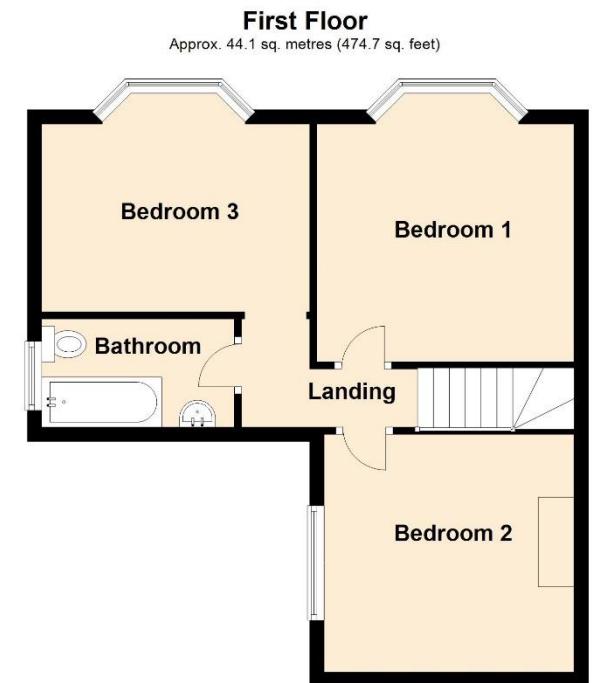
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