

Town & Country

Estate & Letting Agents

Gate Road, Froncysyllte, Llangollen

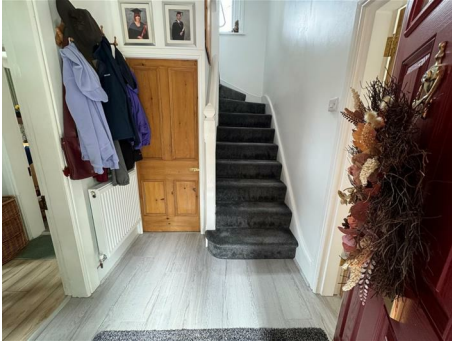
Offers In Excess Of
£400,000



A unique opportunity to purchase this substantial four bedroom Victorian lodge which sits in delightful gardens in an area of outstanding natural beauty and alongside the Canal. Argoed Lodge has been sympathetically restored and extended by the current vendors to ensure its original character is retained whilst giving all the comforts of modern day family living. The stylish accommodation briefly comprises ground floor double bedroom, dual aspect lounge with multi fuel burner, spacious family dining room open into the impressive kitchen with access to both gardens and ground floor shower room. The first floor offers a master bedroom with lovely far reaching views over the valley, two further bedrooms and shower room. Externally the large sunny aspect garden is a real feature providing a safe family environment, gardens to front and side

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Entrance Hall

Entrance hall with turned stairwell off, utility cupboard with plumbing for washing machine and door to Ground Floor Bedroom



Dining Room

11'3 x 12'11

Spacious family room with multi fuel burner, sash window to side enjoying views over the garden and valley, under floor heating and tiled floor which continues into the Kitchen/Breakfast Room



Ground Floor Shower Room

Shower enclosure with mains shower, WC, wash hand basin, heated towel rail, tiled walls and extractor.



Ground Floor Bedroom

12'3 x 11'11

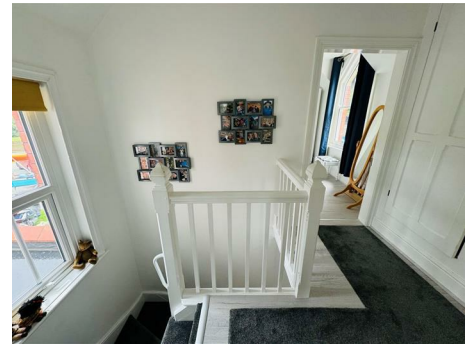
Large sash window to front, radiator



Kitchen/Breakfast Room

11'3 x 17'3

Impressive family kitchen fitted with a range of Grey fronted base and wall units complimented by work surface areas incorporating Black one and a half bowl sink unit with drainer and mixer tap. having spray head over. Window to side, Range cooker, wine cooler, plumbing for dishwasher, space for fridge/freezer, island with storage and breakfast bar seating, under unit lighting, lower unit lighting, spotlights to ceiling, under floor heating. stable door to side courtyard, patio doors out to the rear garden and door to Ground Floor Shower Room



Landing

Turned stairwell rises from the hallway with large window overlooking the Canal and continues to the spacious first floor landing, doors off to all rooms



Living Room

12'11 x 12'11

Light and airy lounge with dual aspect from the bay window to front and sash window to side with far reaching views, multi fuel burner, built in cupboard



Master Bedroom

12'11 x 12'11

Stunning dual aspect through the two sash windows affording views over the valley, radiator



Bedroom Three

12 x 11'11

Another double bedroom with sash window to front, radiator



Bedroom Four

11'6 x 7

Sash window to side with lovely views, radiator



Shower Room

Shower enclosure with mains shower, WC, wash hand basin with drawer unit below, frosted window, radiator with towel rail over, extractor, tiled walls



Outside Area

The delightful gardens are a real feature of this property with large sunny aspect rear garden with three tiered decked patio areas, space for hot tub, artificial lawn, stocked borders, summer house/craft room, storage, outdoor power supply and far reaching views over the valley. The enclosed side garden has gated access to the Canalside, paved patio and stocked borders which continue around the house to the front entrance porch

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

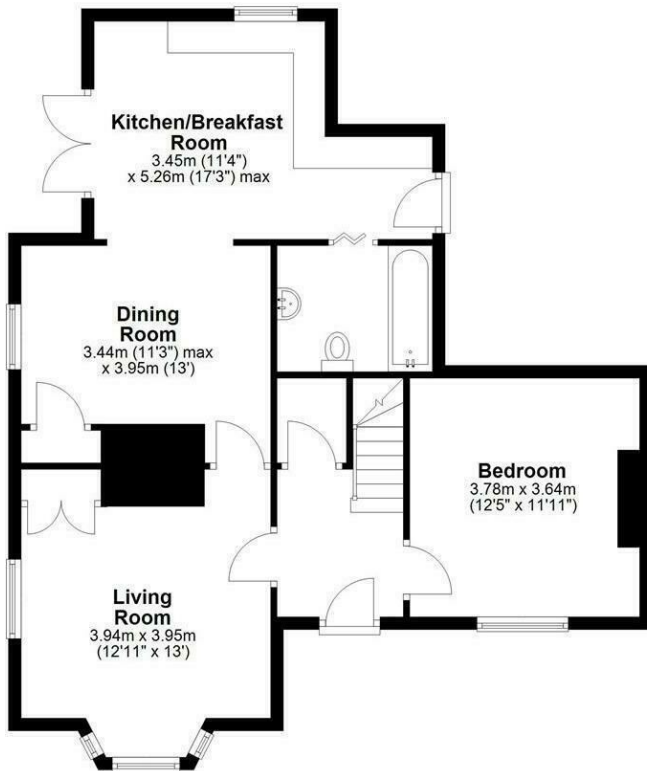
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

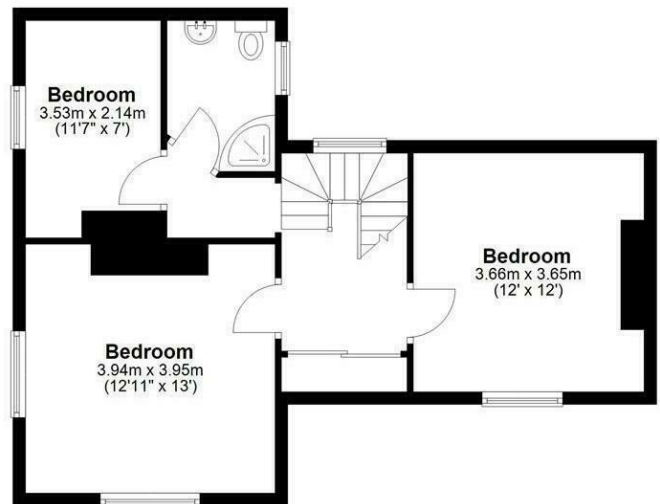
Ground Floor

Approx. 72.8 sq. metres (783.5 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	