

# Town & Country

Estate & Letting Agents



**1 Woodlands Terrace, Froncysyllte, LL20 7SE**

**Chain Free £165,000**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this truly delightful country cottage set in an elevated position with absolutely breathtaking views over the surrounding countryside over Froncysyllte and towards Llangollen, a perfect property for first time buyers. The home has been well maintained and offers two double bedrooms, lounge, kitchen, family bathroom and a cloakroom/ utility.

There is designated tarmacked land providing ample off road parking and a single garage. A summerhouse sits above the property with spectacular views over the surrounding area. An absolute gem of a property in a wonderful location.

## Directions

From Oswestry proceed along the Wrexham road and follow signs for Chirk. Proceed through and take the exits towards Llangollen. Continue for three miles into the village of Froncysyllte. Upon entering the village turn left opposite the junction for Trevor and Trevor basin. When turning left follow the road straight up (not back on yourself onto Methodist Hill). Follow this road to the sharp corner and follow it around to the left. Proceed up the hill where the road leads into Woodlands road. Follow the road along where the cottage will be found on the right hand side.

## Overview



The property enjoys an elevated position overlooking the adjoining villages and far reaching countryside. There are views towards Llangollen and the famous Pontcysyllte aqueduct. A perfect position for outdoor pursuits and for great walks in the country. The current owner has enjoyed their time at the house but work commitments and family mean a move is necessary. We have also been informed by the current owners that they would consider a lower offer for a buyer who can compete quickly or can purchase with cash. They are also happy to consider leaving furniture as well with items being negotiable.

## Accommodation Comprises

### Rear Hallway

The rear hallway is accessed from steps down to the rear. Having a tiled floor, part glazed door to the rear, under stairs cupboard and doors leading to the kitchen, cloakroom and the lounge.

### Cloakroom/ Utility

The cloakroom has a tiled floor, corner wash hand basin with a mixer tap over, low level w.c., heated towel rail, extractor fan and plumbing for a washing machine.

## Lounge 11'3" x 11'10" (3.45m x 3.62m)



The bright lounge has a window to the front with views, a part glazed door to the front, wood flooring, multi-fuel stove with a slate hearth and an oak beam over.

## Kitchen 17'6" max x 9'3" (5.34m max x 2.82m)



The modern kitchen has a range of base and wall units in light beech with contrasting work surfaces over, integrated fridge/ freezer, stainless steel single drainer sink with a mixer tap over, new electric oven, ceramic hob, chimney style extractor fan, part tiled walls, radiator, electric heater and stairs leading to the first floor.

## First Floor Landing

The first floor landing has a window to the rear and doors leading to the bedrooms and the bathroom.

### Bedroom One 12'2" x 11'4" (3.72m x 3.47m)



The first good sized double bedroom has truly superb far reaching views over the surrounding area. There is wood flooring, a radiator, electric heater and access to the loft for storage.

### Views From The Bedroom



### Bedroom Two 16'7" max x 9'3" (5.08m max x 2.82m)



The second double bedroom has a window to the

side, radiator, electric heater and exposed floorboards.

### Family Bathroom



The modern bathroom has a panel bath with a mixer tap and shower head over, wash hand basin on a vanity unit with a mixer tap over, low level w.c., a window to the rear, part tiled walls, extractor fan, loft storage, wood flooring, heated towel rail and an airing cupboard housing the hot water tank and room for further storage.

### To The Outside

To the outside of the property there is a flower bed and small yard area to the front. Steps lead down to the back door that is currently used by the owners.

### Driveway and Garage



The property also benefits from a single garage with an up and over door and side window along with parking for several cars. This area is located just up the road from the house.

## Summerhouse



The property also has a separate small garden area located top side of the property. This area is gated and provides a private place to sit and relax and take in the views. There is a summerhouse on the garden with an area to sit out.

## Additional Photo



## Views From The Summerhouse



## Aurora



This picture has been provided by the current owner showing the Aurora from the property.

## Information About The Home

There are electric heaters throughout the property, the current vendor uses the multi-fuel burner in the living room as the main heating system. All radiators and the hot water is connected to the stove. The burner heats via a separate pump, which sends the hot water throughout the home, a great way to maintain heat and hot water in the winter months.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band B.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **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.

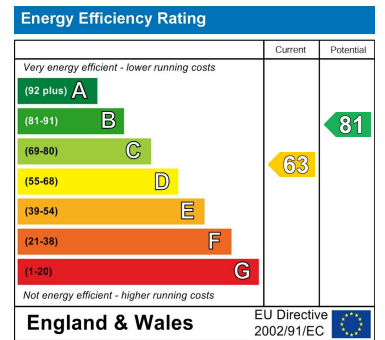
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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