

Town & Country

Estate & Letting Agents

Woodlands Road, Froncysyllte, Llangollen

£239,950



A well-located village property with two reception rooms, a kitchen/breakfast room, two double bedrooms, and a spacious bathroom. offering off-road parking, a double garage, and a terraced rear garden with far-reaching views. Close to Llangollen and local amenities, it is ideal for those seeking convenience and attractive surroundings.

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DESCRIPTION

A well-located village property offering two reception rooms, a kitchen/breakfast room, two double bedrooms, and a spacious bathroom. The home benefits from off-road parking, a double garage, and a terraced rear garden with far-reaching views. Positioned close to Llangollen and local amenities, it is an ideal purchase for those seeking convenience and scenery.

LOCATION

Situated in the heart of Froncysyllte, the property enjoys a convenient position close to local amenities and within easy reach of the popular towns of Llangollen, Chirk, and Oswestry. The area is renowned for its stunning scenery, riverside walks, and the nearby UNESCO World Heritage Pontcysyllte Aqueduct. Excellent road links along the A5 provide straightforward access towards Wrexham, Shropshire, and North Wales.

INNER HALLWAY

Includes a storage cupboard, radiator, central heating thermostat, and door giving access to the first floor.



LOUNGE

14'2 x 10'7

Features a part-glazed front door, front-facing window, beamed ceiling, log burner, three wall lights, and a sliding door leading to the sitting room/bedroom three.



SITTING ROOM

With a front window, radiator, and beamed ceiling.



KITCHEN / BREAKFAST ROOM

11'2 x 9'4

Fitted with a range of oak-effect shaker-style base and wall units with worktops and splashbacks, single stainless-steel sink with mixer tap, tiled flooring, window to the rear and side, space for a fridge/freezer, plumbing and space for a washing machine, oven with gas hob and extractor, and a part-glazed door to the rear porch.

REAR PORCH

With tiled flooring plus a window and door leading to the rear.

LANDING

With a window and doors off to the bedrooms and bathroom.



BEDROOM ONE

13'3 x 10'4

Front-facing window with views, and radiator.



BEDROOM TWO

13'2 x 10'8

Front-facing window with deep sill and views, radiator, and airing cupboard housing the hot water cylinder with shelving.



BATHROOM

13'2 x 10'8

Fitted with a modern double shower, wash hand basin, low-flush WC, part-tiled walls, rear window, radiator, extractor fan.



EXTERNALLY

To the front a patio area leads to the front door with canopy porch and security lighting. A driveway providing off-road parking for several vehicles leads to the double garage. The terraced rear garden is mainly laid to lawn and offers excellent potential for growing vegetables, fruit bushes, and fruit trees. An elevated patio area provides far-reaching views across the valley—an ideal place to relax on a warm summer evening.



DRONE



GARAGE

Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - D (£2193 Per Year)

Viewings

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

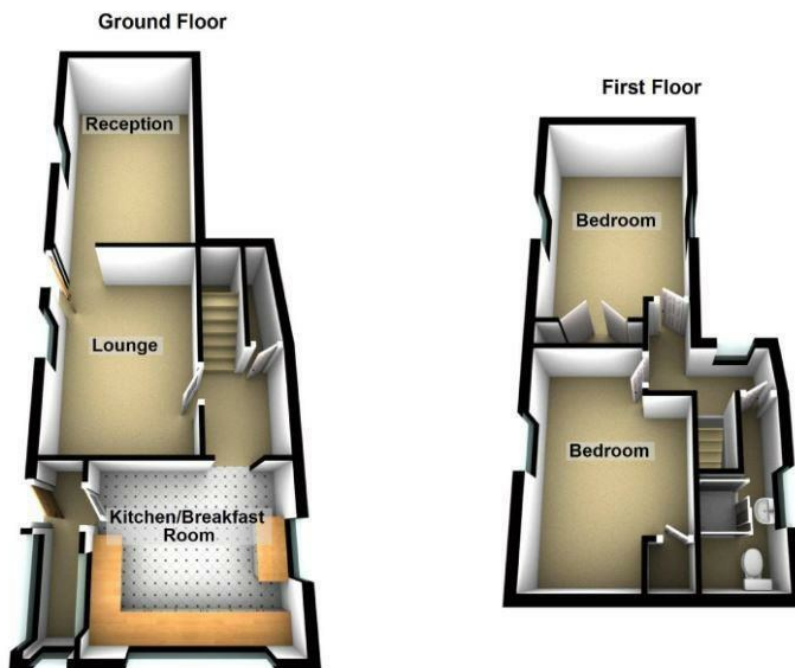
To Make an Offer

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.



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 must 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		
(81-91) B		
(69-80) C		74
(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