

Town & Country

Estate & Letting Agents

Hillview, Methodist Hill,

£259,500



If you want views this is the one to see!! Town and Country are pleased to offer to the market this WELL MAINTAINED FOUR BEDROOM DETACHED HOME situated in an elevated position with STUNNING VIEWS from the lounge balcony across the valley and the Aqueduct. The property is warmed by gas central heating and double glazing throughout. The popular town of Llangollen is just three miles away. Road and rail links are close to hand making an ideal base for commuting.

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Hillview, Methodist Hill, Froncysyllte, LL20 7SN

Directions

From Oswestry proceed along the Wrexham road, bypassing Chirk and taking the 1st exit at the next roundabout to Llangollen. From the centre of Llangollen proceed to the top of Castle Street turning left at the traffic lights along the A5. Continue for three miles into the village of Froncysyllte. Upon entering the village and passing the Aqueduct Public House on the left hand side take the second right hand turning into Methodist Hill where the property will be found on the right.



Location

Situated on an elevated position with views towards the Aqueduct and Viaduct. The village of Froncysyllte is renowned for its setting on the Llangollen Canal just above the Pontcysllte Aqueduct, which is a World Heritage Site, and the ancient Pontcysyllte aqueduct over the River Dee. Approximately three miles from Llangollen. The village centre offers a range of local facilities. The nearby town Llangollen offers a wide range of amenities and, also, plays host to the international Eisteddfod. There are a number of well known schools within easy reach and whilst enjoying this popular location the property is still only 12 miles from Oswestry and 12 miles from Wrexham, both of which have a more comprehensive range of amenities of all kinds. Froncysyllte C.P. School is just a two minute walk away.

Hallway

With a part glazed door to the front and side panel and an airing cupboard off. Doors lead to the lounge, kitchen and bathroom. Stairs lead down to the bedrooms and shower room.

Bathroom

With a window to the front, wash hand basin, WC, panelled bath with a Triton shower over, part tiled walls, tiled flooring, a radiator, shaver point and an extractor fan.



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Lounge 3.3m x 5.98m (10'10" x 19'7")

A lovely light and airy room with French doors to the rear opening out on to the balcony giving you beautiful views across the valley and towards the Aqueduct. A window to the front, wood flooring, radiator, a fireplace with a a cast iron style electric fire inset with wood surround.



Additional Photograph



Balcony

The large decked balcony area is positioned to take in all of the stunning views across the valley towards Cefn Mawr Viaduct and Ty Mawr Country Park. The perfect area to sit and relax on a warm summers evening and to entertain family and friends.



Additional Photograph

French doors from the lounge onto the balcony.



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Views



Kitchen / Dining Room 4.28m x 4.12m (14'1" x 13'6")

Having a good range of base and wall fitted kitchen units in cream shaker style with work surfaces over, two windows to the rear with views, part tiled walls, plumbing for a washing machine and dish washer, space for a tumble drier, stainless steel 1½ bowl sink and mixer tap, a radiator, a Belling electric cooker, gas hob, chimney extractor fan, space for a fridge/freezer.



Dining Area



Ground Floor

With wood flooring and a part glazed door to the side. Doors lead to the bedrooms and shower room.

Bedroom One 3.28m x 2.91m (10'9" x 9'7")

Having a window to the side, wood flooring, a radiator and built-in wardrobes.



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Bedroom Two 3.4m x 3.47m (11'2" x 11'5")

Having a window to the rear with views, wood flooring, coved ceiling and spot lights.



Bedroom Three 2.49m x 2.44m (8'2" x 8'0")

Having a window to the rear with views, a radiator, spot lights and a telephone point.



Bedroom Four 2.94m x 2.91m (9'8" x 9'7")

Having a window to the side, laminated flooring, a radiator and built-in wardrobes.



Shower Room

With a window to the rear, corner shower with an Aquatronic electric shower, WC, wash hand basin, part tiled walls, tiled flooring, a radiator and an extractor fan.



To the Front of the Property

Having three parking spaces to the front, gravelled garden, garden tap and a gated side access.

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To the Rear of the Property

The rear of the property is gravelled and paved, there is a shed and fence panelling. Fully enclosed making it ideal for children and pets.



Views From House



Additional Photograph



Additional Photograph



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Additional Photograph



Additional Photograph



Aerial Photographs



Additional Photograph



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Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Money Laundering Regulations.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

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VERY COMPETITIVE FEES FOR SELLING.

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. 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.

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