



Cysgod, Woodland Grove, Froncysyllte, Nr Llangollen, Wrexham, LL20 7RL

**Bowen Son
and Watson**

A rare opportunity to purchase a spacious and most individual property located in an elevated position within Froncysyllte with extensive views of the surrounding Dee Valley. Cysgod not only provides ample living accommodation but also has an extensive integral double garage with attached store rooms and workshop. The property should therefore appeal to those who require workspace for a hobby or simply require additional storage. The property occupies a large plot with extensive gardens and a wide tarmac driveway leading to the double garage. uPVC double glazing/gas fired central heating throughout. Viewing highly recommended.

Offers in the region of £235,000



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- Spacious Three Bedroom Detached Property
- Elevated Position over the Dee Valley
- Integral Double Garage and Store Rooms
- Entrance Hall, Shower Room
- Utility, Kitchen/Breakfast Room, Living/Dining Room
- Three Bedrooms, Family Bathroom
- Extensive Gardens
- Gas Central Heating
- EPC Rating D
- Viewing Highly Recommended

General Remarks

Bowen Son & Watson are delighted with instructions to offer Cysgod in Froncysyllte for sale by private treaty. This provides a rare opportunity to acquire a most individual property which offers the space and potential for a number of different uses depending on the purchaser's own requirements.



The living accommodation is predominantly located on the first floor and as such benefits from extensive views with in particular the raised seating area accessed from the Living Room offering stunning views of the Dee Valley. Externally the property has generously sized gardens and a wide tarmac driveway which provides ample off road parking. Early inspection of this most interesting addition to the market is highly recommended by the sole selling agents.

Location

Cysgod is located in an elevated position within Froncysyllte in the Vale of Llangollen. The popular towns of Chirk (3 miles) and Llangollen (4 miles) are close at hand and offer a wide range of facilities and amenities including Shops, Post office, Bank, Public Houses and primary/secondary schools. There is easy access onto the A5/A483 providing direct links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. The station at Chirk also provides rail services to Birmingham and Chester.

Accommodation

The property is constructed of brick under a pitched tile roof and is approached over a wide tarmac driveway to partly glazed uPVC door into:-

Entrance Hall

Tiled floor, coving to ceiling, radiator, smoke alarm and staircase to first floor landing.

Shower Room

Shower cubicle with 'Triton' electric shower, wall mounted wash hand basin and low level flush wc. Heated towel rail, tiled floor, partly tiled walls and extractor fan.

Utility

12'8" x 7'9" (3.86 x 2.35)

Tiled flooring, coving to ceiling, radiator, fitted base units with worktops over and space/plumbing beneath for washing machine. Door to integral double garage.



Staircase to First Floor Landing

Coving to ceiling, telephone point, 'lifestyle' heating control, access to loft space, 'velux' window and doors off to:-

Living Room

20'6" x 15'11" narrowing to 7'10" (6.26 x 4.84 narrowing to 2.39)

Open fireplace with slate hearth and timber surround/mantle housing a gas fire. Coving to ceiling, two radiators, television point and sliding door to raised patio area with views overlooking the Dee Valley.



Kitchen/Breakfast Room

13'0" x 11'11" max (3.95 x 3.62 max)

Well appointed kitchen with a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Integrated 'Bosch' double oven and separate four ring gas hob with extractor



AGENTS NOTE: Viewing strictly by arrangement with the Agents through their Chirk Office. 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 carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable if there is any point, which is of particular importance to you, please contact our Chirk Office who registered the property and we will be pleased to confirm the position for you.

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hood over. Space for fridge freezer, vinyl tile effect flooring, partly tiled walls, radiator, coving to ceiling and door to gardens.

Bedroom One

13'0" x 9'6" (3.95 x 2.90)

Fitted wardrobes with shelves/hanging rail, radiator & coving to ceiling.



Bedroom Two

10'2" x 9'3" (3.10 x 2.83)

Built in wardrobes with shelf/hanging rail, separate airing cupboard with slatted shelving, radiator, television point and coving to ceiling.



Bedroom Three

9'9" x 9'8" (2.97 x 2.95)

TV point, radiator, coving to ceiling & sliding door to gardens.

Family Bathroom

9'10" x 5'10" (2.99 x 1.78)

Well appointed suite comprising corner Jacuzzi bath, wash hand basin with vanity unit below, bidet and low level flush wc. Tile effect flooring, partly tiled walls, coving to ceiling, extractor fan, radiator and heated towel rail.

Integral Double Garage

20'0" x 19'9" (6.10 x 6.03)

Electric up/over garage door, light/power facilities laid on and internal door to store rooms/work shop.

Storage Areas & Workshop

32'6" x 14'9" (9.91 x 4.50)

Workshop with light/power facilities and 'Worcester Bosch' highflow

400 gas fired boiler. Three separate storage areas with lighting.

Outside

The property is set within a large plot and is approached over a wide tarmac driveway leading to a parking area bordered by stone walls and raised beds. Steps then lead up to a paved patio area surround by raised beds with further steps up to good sized lawns with views over the surrounding Dee Valley.



EPC Rating

EPC Rating D.

Local Authority

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

Council Tax Band

Council Tax Band 'F'.

Viewings and Further Information

For further details or to arrange a viewing please contact the agent's Chirk office on (01691) 772443.



Directions

From Chirk head towards Llangollen on the A5. Continue for approximately 2 miles until reaching the village of Froncysyllte. Proceed into the village before taking the turning left into Woodland Grove. Continue up to the top of the hill where the property will be found on the left hand side as identified by the agent's 'For Sale' board.

Offices also at Oswestry, Wrexham, Llangollen and Ellesmere

Chirk Office
Tel: 01691 772443

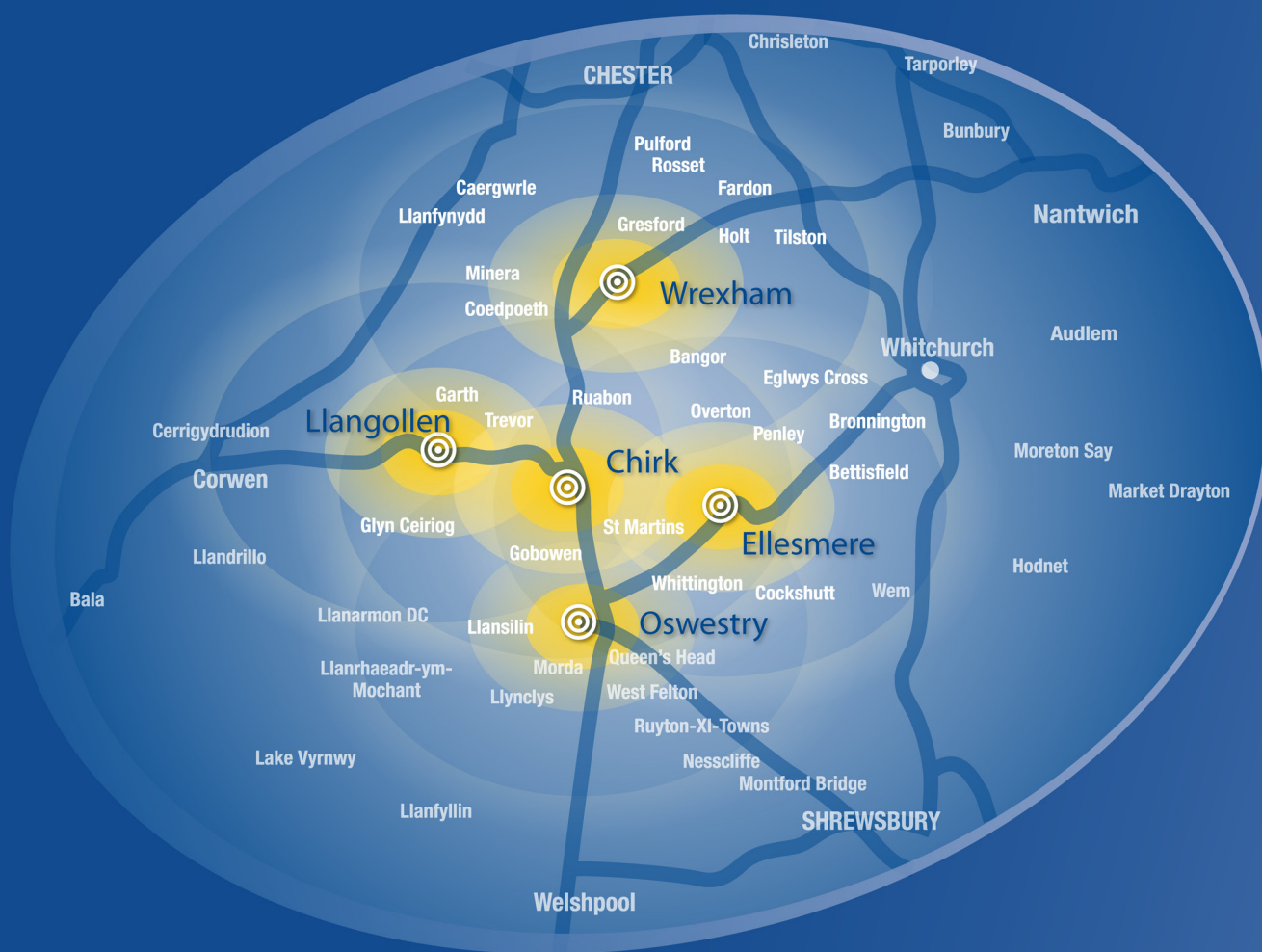
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and Watson**

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