

# Town & Country

Estate & Letting Agents



**3 Bryn Hyfryd, Froncysyllte, LL20 7RD**

**Offers In The Region Of £220,000**

Town and Country Oswestry offer this superb cottage style property with fantastic views to the rear over the canal and scenery beyond towards Llangollen. The property has two good sized reception rooms, modern kitchen, two double bedrooms and a family bathroom. To the outside there is an enclosed area to the rear with great storage. To the front, the garden is another great feature of the property with a large decked area and extensive terraced gardens leading down to the canal. Located just a short drive from Llangollen, The property is well positioned with all amenities and facilities along with good road links.



### Directions

From Oswestry proceed out of town and join the A5 travelling towards Wrexham. At the Gledrid roundabout take the third exit towards Wrexham. At the Halton roundabout take the first turning left towards Llangollen, remaining on the A5. Continue until entering the village of Froncysyllte and take the turning on the right heading down towards the canal. Follow the road down and turn right onto the canal basin. There is parking available here. The property is located a short walk along the canal up the lane to the house. Alternatively, the property can be accessed from the top of the road passing through a white wrought iron gate to the pathway that leads down to the house.

### Kitchen 9'0" x 7'2" (2.75m x 2.20m)



The kitchen has a window to side and a door to the rear. Having wood flooring, part tiled walls, electric oven, ceramic hob and a chimney extractor fan over. Fitted with base and wall units work surfaces over, stainless steel double sink and mixer tap, plumbing for a washing machine and space for a tumble dryer and a wall mounted gas boiler. A doorway leads through to the dining room.

### Dining Room 10'8" x 13'7" (3.26m x 4.15m)



A good sized reception room having wood flooring, a window to rear, built in alcove cupboards and a radiator. A door leads through to the lounge.

### Lounge 13'11" x 13'7" (4.25m x 4.15m)



The bright lounge has a glazed door to rear with fantastic elevated views over the canal and the surrounding area, stairs leading off to the first floor, feature log burning stove with an oak beam over, flagged hearth and two radiators. Fitted with wood flooring and an understairs cupboard.

### Additional Photo



### Landing

The landing has a window to side, radiator and doors leading to the bedrooms and the bathroom.

### Bedroom One 12'3" x 11'9" (3.75m x 3.59m)



A good sized double bedroom having a window to



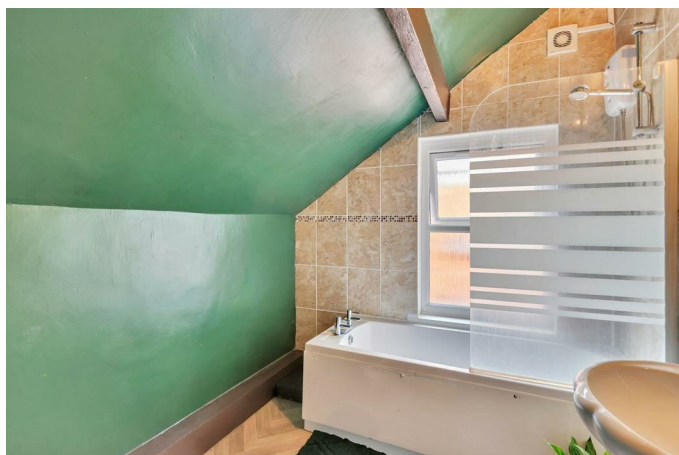
rear with fantastic views. There is a radiator and a built in wardrobe offering good storage.

### **Bedroom Two 12'6" x 10'8" (3.82m x 3.26m)**



Having a window to the rear and a radiator.

### **Bathroom 9'2" x 7'4" (2.80m x 2.24m )**



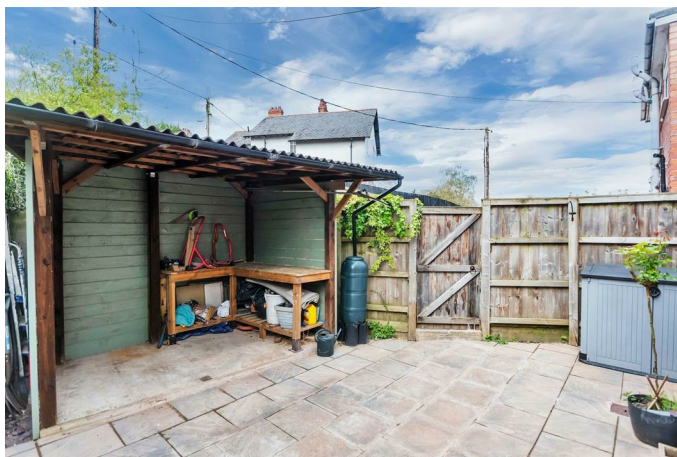
The bathroom is part tiled with vinyl flooring. Panel bath, Triton electric shower over the bath with glass screen. Wash hand basin and a low level W/C.

### **Rear Garden**



A gate leads off the lane into the rear garden which has a paved covered area offering a great place for storage and for parking ideal for motorbikes and cycles. There is outside lighting and a pathway to the side leading to the front garden.

### **Additional Photo**



### **Rear of The Property**



### **Front Garden**



The large front garden is a fantastic feature of this lovely home having a good sized decked area ideal for entertaining and taking in the views. A gate leads down to the lawned and shrubbed gardens leading onto the canal frontage.



### Additional Photo



### Views



### Additional Photo



### Aerial View



### Additional Photo



### Location



### 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, Zoopla, 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 C.

### **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 4.00pm

### **Additional Information**

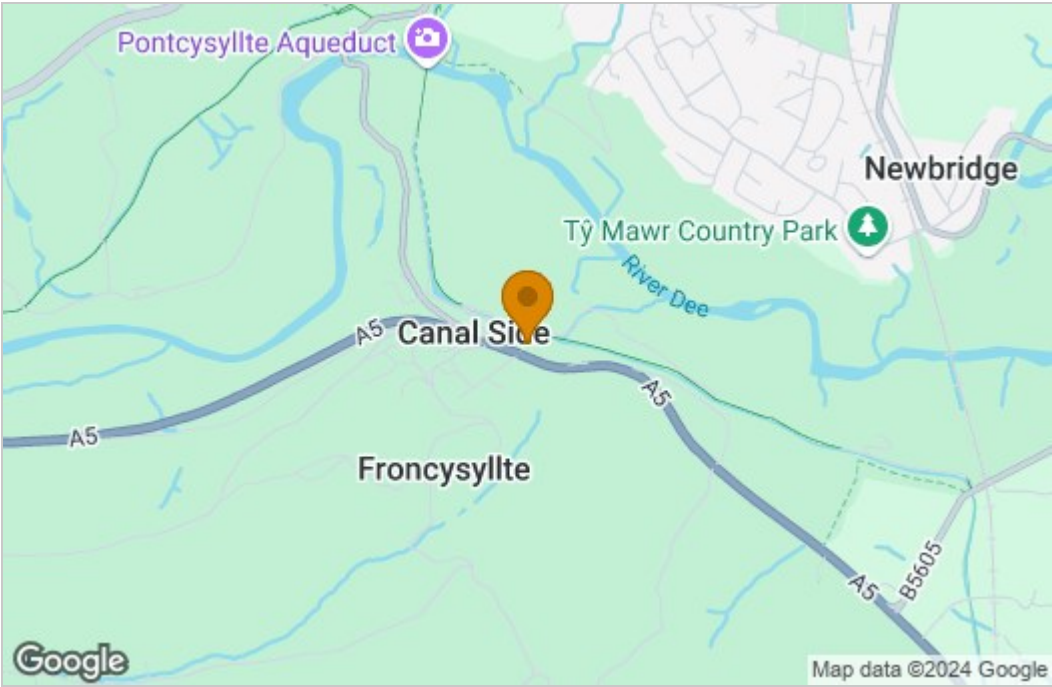
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

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

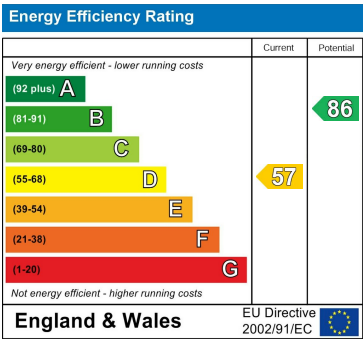
their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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