

**FOR SALE**

Offers in the region of £335,000

1 Bryn Dedwydd Fron Bache, Llangollen, LL20 7BW

A particularly charming and much improved three-bedroom period cottage boasting sympathetically presented living accommodation alongside generous gardens which extend, in all, to 0.15ac and offer far-reaching views across picturesque Llangollen, enviably situated within easy reach of amenities against a backdrop of open countryside.



Wrexham (12 miles), Oswestry (13 miles), Chester (25 miles).

All distances approximate.



- Period Cottage
- Stylishly Presented
- Much Improved
- Generous Gardens
- Off-Street Parking
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Bryn Dedwydd for sale by private treaty.

1 Bryn Dedwydd is a characterful semi-detached cottage which has been subject to a scheme of improvement works by the current vendors to now offer stylish yet sympathetically presented living accommodation which retains an attractive range of traditional features and extends to almost 1,500 sq ft. The property enjoys a versatile arrangement situated over two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen, Dining Room, and former cold stores, together with three first floor bedrooms, a useful landing which offers potential for office space, and a family Bathroom.

The property is peacefully situated in a convenient edge of town position against a backdrop of open countryside and enjoys spacious gardens which extend, in all, to around 0.15 acres, these presently featuring an area of lawn alongside a number of seating areas which, by benefit of an elevated position, provide superb views across the town and towards the Welsh hills.

SITUATION

The property is conveniently situated within easy walking distance of the town of Llangollen, which straddles the River Dee and boasts a broad array of amenities, including Schools, Church, Public Houses, Medical Facilities, Supermarket, Restaurants, and a range of independent shops, whilst retaining a convenient proximity to the nearby city of Wrexham, which offers a more comprehensive range of amenities of all kinds. Llangollen is also well placed for access, via the A5 to the breath-taking scenery and outdoor pursuits available within Snowdonia National Park.

DIRECTIONS

Enter Llangollen from the east via the A5 and, when reaching traffic lights in the centre of town turn left up Hill Street (signposted Plas Newydd), keeping left to remain on this road. Continue uphill until a left hand turn leads onto Fron Bache and, shortly after, turn left again onto Fron Castell, where the property will be situated on your right at the end of the road.

W3W

///dugouts.amends.racetrack

SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including Ysgol Dinas Bran, Ysgol Gymraeg y Gwernant, Froncysyllte C.P. School, and Moreton Hall.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The property offer principal access via a useful Entrance Porch which leads through a characterful Reception Hall with exposed oak flooring and feature decorative fireplace, with a doorway leading immediately to the right into a cosy Living Room with attractive full-height bay window onto the front elevation which features double opening doors onto the front and elevated views across the scenery beyond. The Reception Hall provides further access, respectively, into a versatile Dining/Family Room with quarry-tile floors and a door directly onto the gardens, and into a recently renovated Kitchen which features a modern selection of base and wall units juxtaposed against a range of traditional features, and which leads through to a Utility/Store and on the former cold store.

Stairs rise from the Reception Hall to an impressive first floor landing which boasts a window allowing views across the rear gardens and the rising countryside beyond, as well as ample space for a Study/Office area, alongside three well-proportioned Bedrooms, the Master enjoying dual-aspect windows and Bedroom Two benefitting from a substantial recessed wardrobe. The first floor accommodation is completed by a well-appointed family Bathroom containing an attractive white suite.

OUTSIDE

1 Bryn Dedwydd is situated within attractive gardens which extend, in all, to around 0.15ac and are a particularly notable feature of the property which, by merit of the elevated position, enjoy excellent and far-reaching views across the town of Llangollen and the Welsh hills which rise around it, with the prominent Castell Dinas Bran clearly visible.

The gardens have been arranged to capitalise on the majestic surroundings of the setting and presently comprise an area of lawn complemented by a number of seating areas which represent ideal spots for outdoor dining and entertaining. The southernmost aspect of the garden allows for off-street parking, accessed of Fron Bache.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 5.01m x 3.67m (max)

Kitchen: 4.87m x 4.23m

Dining Room: 4.32m x 4.18m

Stores:

- First Floor -

Landing:

Bedroom One: 5.29m x 3.45m

Bedroom Two: 3.43m x 2.85m

Bedroom Three 2.97m x 2.77m

SERVICES

We are advised that the property benefits from mains water, drainage, electrics, and gas.

TENURE AND POSSESSION

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ.

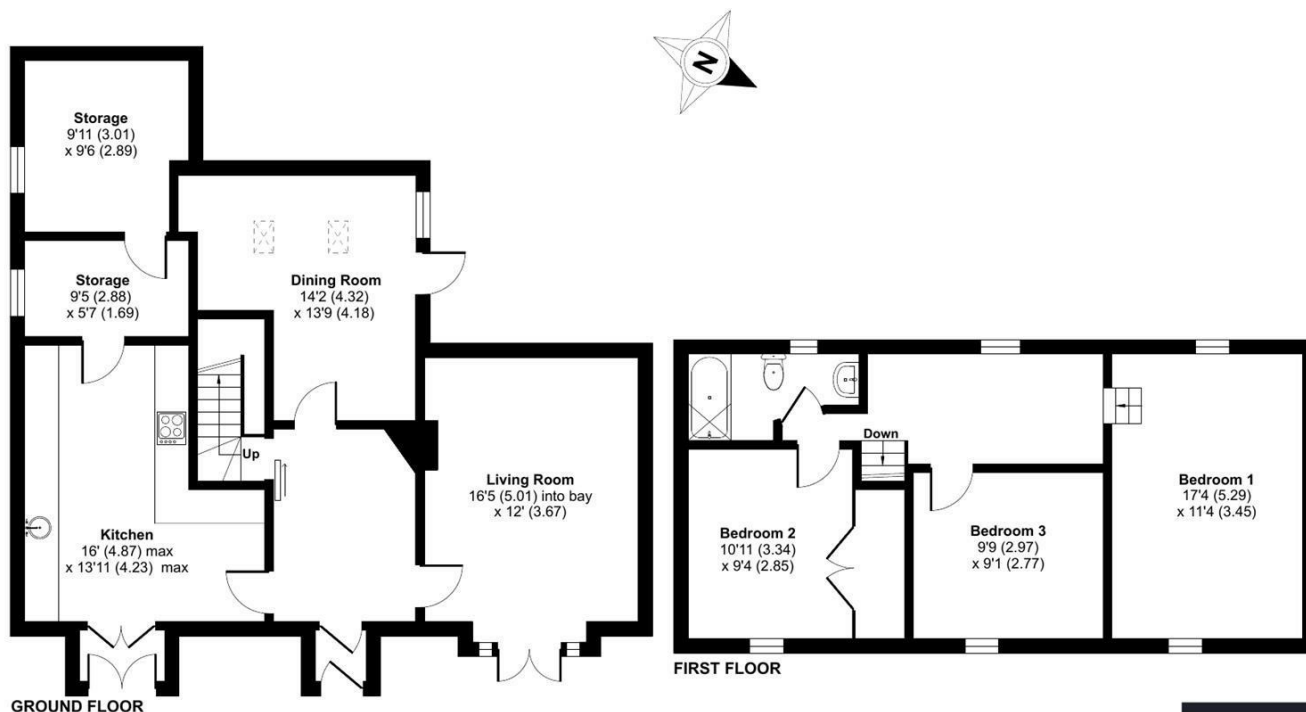
COUNCIL TAX

The property is shown as being within council tax bands E on the local authority register.

FOR SALE

1 Bryn Dedwydd Fron Bache, Llangollen, LL20 7BW

Approximate Area = 1459 sq ft / 135.5 sq m
For identification only - Not to scale



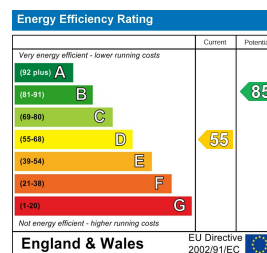
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1261435



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.