



**8 Woodlands Grove, Froncysyllte, LL20 7RL**  
**Price £190,000**

A modernised three-bedroom semi-detached home occupying a generous corner plot and offering ample off-road parking. While the property has been updated internally, some external works remain, presenting an excellent opportunity for further enhancement. The accommodation briefly comprises a spacious lounge featuring a wood-burning stove and patio doors opening onto the rear garden. A separate family dining room flows into a modern fitted kitchen, complemented by a utility room and a convenient ground floor W.C. To the first floor are three well-proportioned bedrooms and a newly fitted contemporary bathroom suite. Externally, the property benefits from gardens to the front, side, and rear, making the most of its corner position.

### Location

Famous for its Aqueduct built by Thomas Telford Froncysyllte lies approximately five miles from the popular tourist town of Llangollen with its wide range of shopping facilities, bars, restaurants, doctors etc. The area is popular amongst walkers due the Offas Dyke footpath running through it and its natural stunning countryside views over the River Dee. There are excellent road links allowing for daily commuting to the commercial and industrial centres of the region.

### Accommodation

UPVC entrance door opens into entrance hall with stairs rising to the first floor.

### Lounge

Window to front, UPVC patio doors to the rear, feature wood-burning stove set within a brick surround with mantle over, tall grey contemporary radiator.

### Dining Room

Window to front, tall grey contemporary radiator, door providing access to the utility room, and open access to:-

### Kitchen

Fitted range of grey-fronted base and wall units complemented by work surface areas, incorporating a sink unit with window above. Integrated appliances include an electric hob with extractor hood over, oven and grill, fridge/freezer, and dishwasher.

### Utility & W.C

Plumbing for washing machine, space for dryer, external door and ground floor w.c.

### On The First Floor

Cupboard housing the "Worcester" gas combination boiler, ceiling hatch to roof space.

### Bedroom One

Window to front, built in cupboard, radiator.

### Bedroom Two

Dual aspect windows to front and side, radiator.

### Bedroom Three

UPVC window to rear, radiator.

### Bathroom

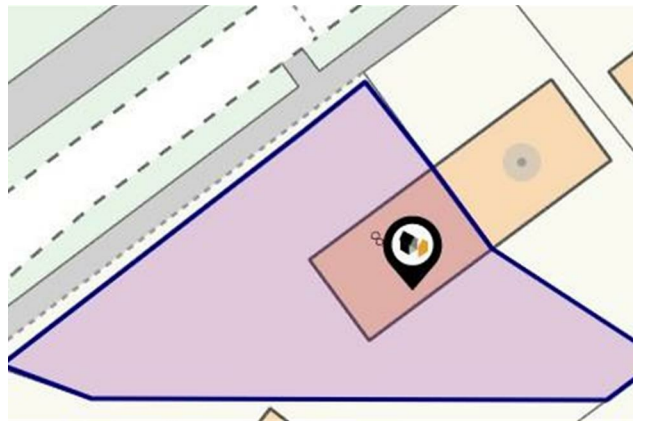
Modern bathroom suite comprising a bath with mains shower over, featuring a drench head and separate shower attachment, W.C., wash hand basin, and heated towel rail. Part-tiled walls and a window to the rear.

### Outside

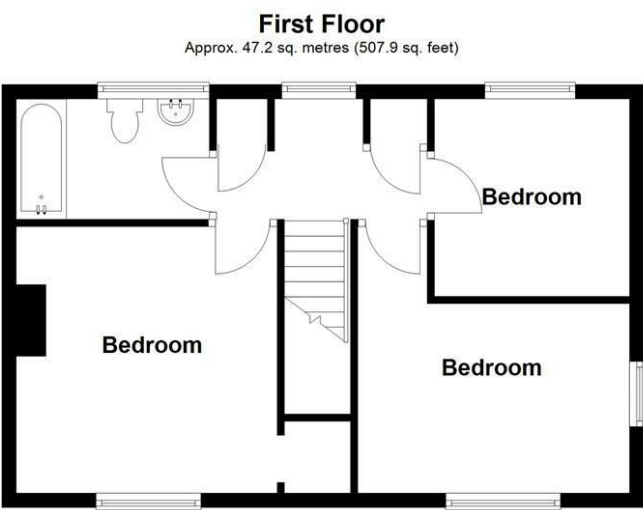
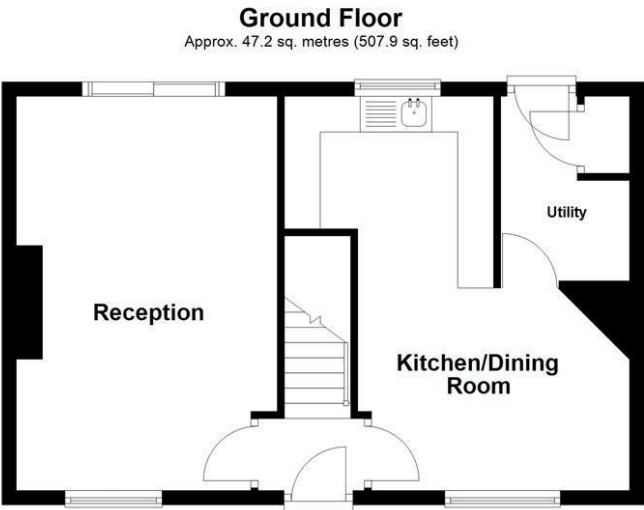
Set on a corner plot, the gardens are mainly laid to lawn to the front, side, and rear, offering ample off-road parking, with a shared pathway leading to the entrance door.







Floor Plan



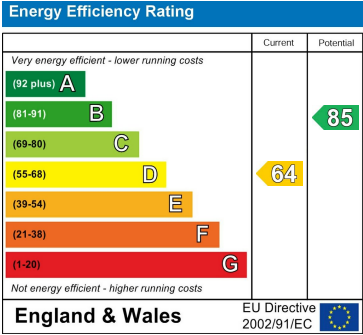
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

8 Woodlands Grove

Area Map



Energy Efficiency Graph



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