
Wingetts

More than just estate agents



Holyhead Road, Frongcysyllte, LL20 7RA

Offers In The Region Of £157,000

A traditional Victorian two bedroom terraced house, offering spacious accommodation which retains some original features blended with the comforts of modern day living, UPVC double glazing throughout and gas central heating. The accommodation briefly comprises entrance hall with red brick floor, lounge with bay window, good sized dining room with original storage cupboard, modern fitted kitchen, two double bedrooms with built in wardrobes and large 4 piece bathroom. Externally the property has a covered tiled patio and further gravelled area beyond.

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.

Directions

From our Llangollen office turn left at the traffic lights onto the A5, continue for approximately 5 miles into the village of Froncysyllte, where Talafan will be observed on the right hand side indicated by the Wingetts "For Sale" sign

Accommodation

Hardwood entrance door with coloured glazed panel above and house name "Talafan" opens to porch with internal dor to:-

Entrance Hall

A welcoming entrance hall with red brick tiled floor, high ceiling, radiator, stairs rising to the first floor and door to:-

Lounge 11'10" x 10'10" (3.61 x 3.29)

UPVC Bay window to front with half height frosted panels, marble hearth and decorative fire surround, radiator, TV aerial point, coving to ceiling, laminate flooring and archway to:-

Dining Room 13'3" x 11'5" (4.03 x 3.49)

UPVC double glazed window to rear, ornamental fire surround, coving to ceiling, laminate floor, original built in storage cupboard with drawers below. Useful under stairs storage cupboard and door to:-

Kitchen 13'0" x 7'3" (3.95 x 2.20)

Fitted with a rage of White high gloss base and wall units complimented by work surface areas incorporating stainless steel sink unit and drainer with mixer ta and UPVC double glazed window over, 4 ring gas hob with stainless steel extractor above and electric oven below, plumbing for washing machine, space for fridge freezer, useful pan drawers, wall mounted gas combination boiler, part tiled walls, tiled floor, UPVC double glazed window to side and UPVC external door.

On The First Floor

Stairs rise from the hall to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Bedroom One 12'5" x 13'11" (3.79 x 4.25)

A large double bedroom with two UPVC double glazed windows with views towards the aqueduct, ornamental fireplace, radiator and two built in wardrobes to alcoves.

Bedroom Two 12'8" x 9'3" (3.85 x 2.81)

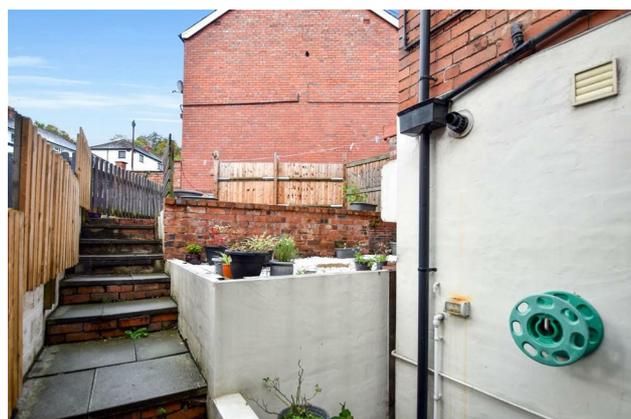
Another good sized double bedroom with feature cast iron ornamental fireplace, UPVC double glazed window to rear, built in storage cupboard.

Bathroom 13'0" x 7'3" (3.95 x 2.21)

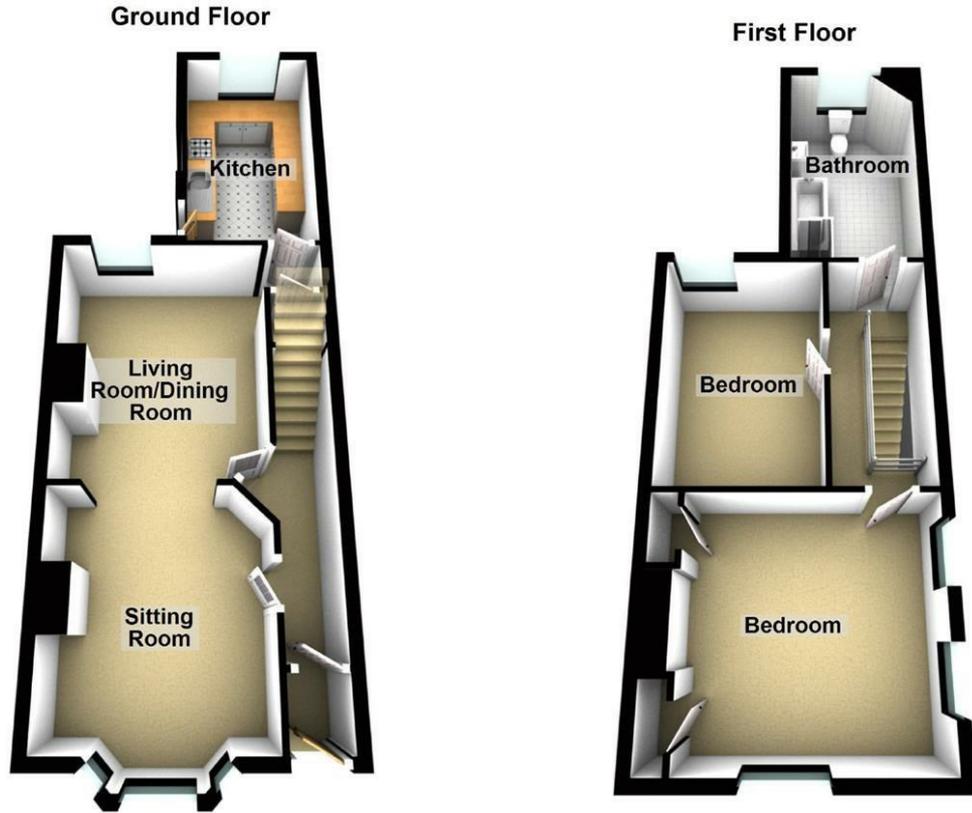
An impressive size bathroom with feature ornamental fireplace, comprising a 4 piece suite of shower cubicle with Triton shower, fully tiled enclosure, bath, wash hand basin in vanity unit, w.c, spotlights to ceiling.

Outside

Gated entrance to the front of the property, to the rear there is a tiled covered patio area, decorative gravelled patio and further gravelled patio beyond, external water tap, double external electric socket and outside lighting.

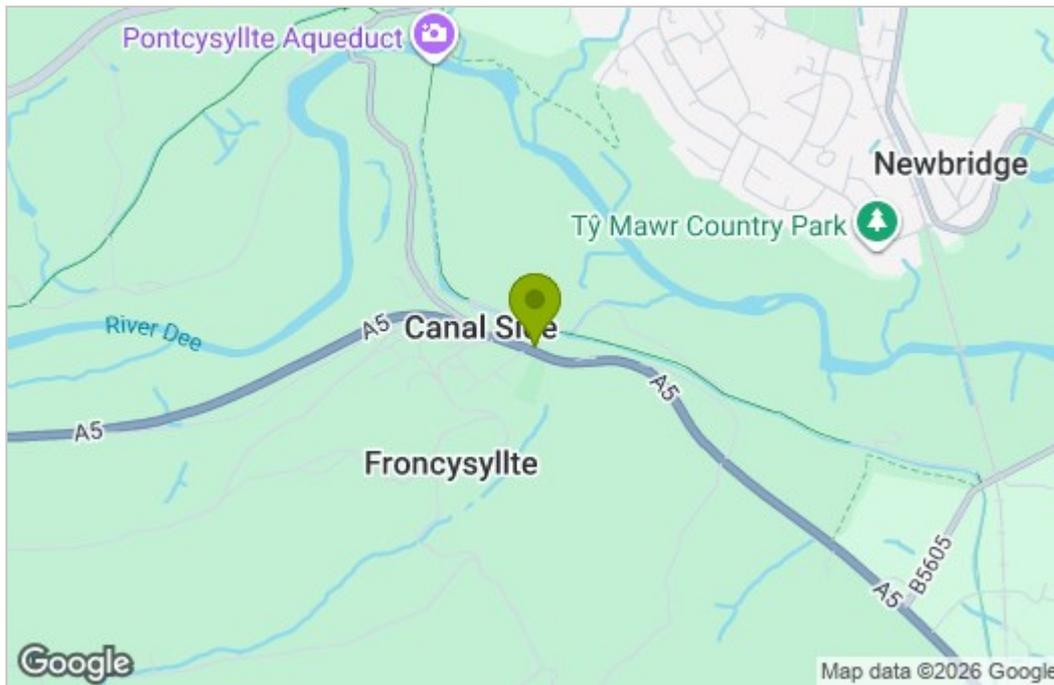


Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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