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## Ceirios, Fron Bache, Llangollen, LL20 7BP

**Price £525,000**

Set within generous gardens in the highly sought-after Fron Bache area, Ceirios is a charming three-bedroom detached Grade II listed cottage enjoying far-reaching views across Llangollen towards Castell Dinas Brân and the Berwyn Mountains.

Dating back to the 17th century, with later remodelling in the late 18th or early 19th century, this historically and architecturally significant home beautifully blends period character with thoughtful modern updates, creating a truly distinctive residence. The accommodation briefly comprises a welcoming lounge featuring an impressive inglenook fireplace, a family dining room and kitchen/breakfast room with spectacular valley views. The ground floor also benefits from a double bedroom and a shower room. To the first floor are a spacious principal bedroom, an additional bedroom, and bathroom. Externally, the property is approached via a private driveway. The extensive gardens provide multiple patio areas ideal for outdoor entertaining while taking in the stunning surroundings. Additional features include a detached garage with adjoining studio, a workshop/store, and further gated parking.

## Location

Located within the picturesque Dee Valley, an Area of Outstanding Natural Beauty, the property enjoys breathtaking views of the Welsh Hills to both the front and rear. Despite its tranquil setting, it is just a short walk from the historic riverside town of Llangollen, which offers an excellent selection of restaurants, bars, boutique shops, and outdoor activity centres. The area is also well connected, with convenient road links providing easy access for commuting to Wrexham, Chester, Oswestry, as well as the wider North West and North Wales regions.

## Directions

From Castle Street, proceed to the top of the road and turn left at the traffic lights, then take an immediate right onto Hill Street. Continue by taking the first right into Vicarage Road, followed by the first left onto Fron Bache. Follow the road to the T-junction and turn right, continuing uphill where the property will be found on the right-hand side, clearly identified by a Wingetts "For Sale" board. W3W - escorting.carrots.alongside

## Entrance Porch

Hardwood door opens into entrance porch, internal door to:-

## Lounge

A naturally light and airy room with windows to both the front and rear elevations. The focal point is a striking inglenook fireplace with a chamfered segmental arched beam, complemented by exposed ceiling beams, radiator.

## Dining Room

A versatile and spacious room, currently utilised as a family dining room, with windows to the front and side elevations. Featuring exposed ceiling beams, radiator.

## Kitchen/Breakfast Room

Flooded with natural light from large windows, the kitchen enjoys stunning far-reaching views towards Castell Dinas Brân and the Berwyn Mountains. It is fitted with a range of units complemented by ample work surface areas, incorporating a sink with mixer tap. There is space for an electric cooker with extractor hood over, along with plumbing for a washing machine and dishwasher. Additional features include a built-in pantry, a door leading to the rear porch.

## Rear Porch

Cloaks area and external door to garden.

## Shower Room

Shower enclosure with mains shower, w.c, wash hand basin in vanity unit, beam to ceiling, radiator, window to side.

## Bedroom Three (Ground Floor)

Double bedroom with window and radiator. Loft hatch to roof space which is boarded.

## On The First Floor

An oak stairwell rises from the dining room to the first-floor landing, with doors leading off to all rooms.

## Master Bedroom

A spacious principal bedroom with a window to the front elevation offering lovely views, benefiting from built-in wardrobes, an exposed ceiling beam, and a radiator.

## Bathroom

Appointed with a bath with mains shower over, low-level W.C., and a wash hand basin set within a vanity unit. The room features fully tiled walls, an exposed ceiling beam, a radiator, and a window to the rear elevation.

## Bedroom Two

Enjoying views from the front-facing window, this room also features an exposed ceiling beam and a radiator.

## Outside

Approached via a gated driveway to the front providing off-road parking, with additional gated parking to the rear leading to the detached garage. The extensive and well-established gardens are a particular feature of this property, offering a variety of patios and outdoor entertaining areas, a lawned garden with mature borders and trees, vegetable plots, studio and a workshop. All areas benefit from outstanding views across the town and

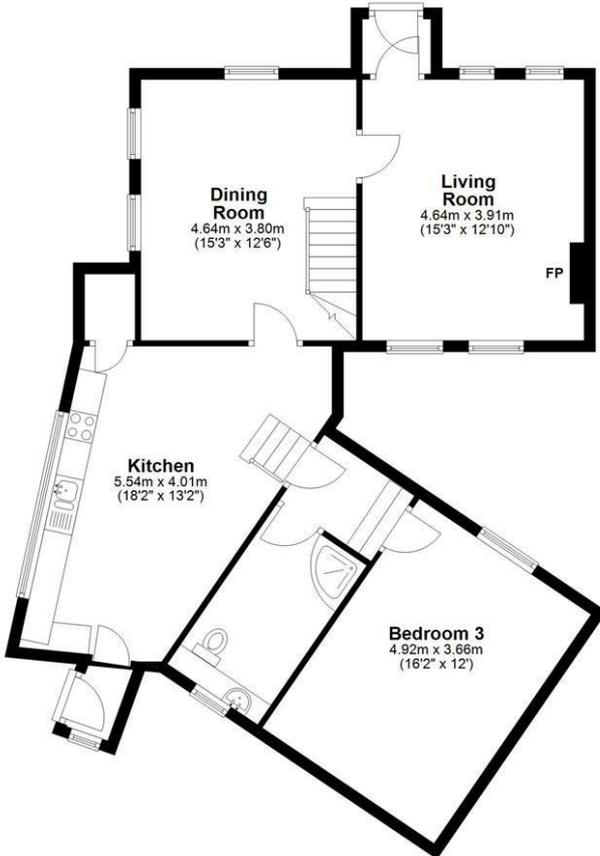


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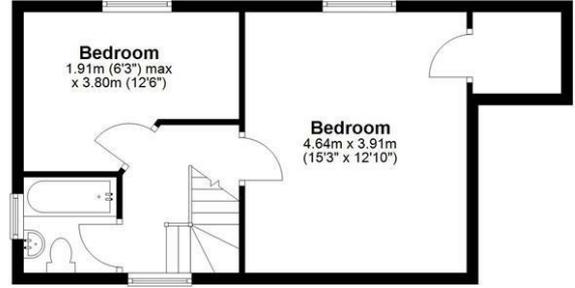


# Floor Plan

Ground Floor



First Floor



Total area: approx. 128.3 sq. metres (1381.5 sq. feet)

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.

Cerios KAD

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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