



23

Llangollen | LL20 7RL

£230,000

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# 23

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Located on Woodlands Grove, Froncysyllte, Llangollen is this well-presented three-bedroom semi-detached home, ideal for families seeking space and convenience in a popular location.

The internal accommodation briefly comprises a welcoming porch and entrance hallway, a cosy living room with fireplace, a bright sitting room with French doors and skylights, a convenient cloakroom, and an open-plan kitchen/diner perfect for modern living.

To the first floor are three well-proportioned bedrooms and a contemporary three-piece family bathroom.

Externally, the property benefits from a low-maintenance slated garden as well as a multi-tiered rear garden with patio seating areas, lawned areas and established shrubberies.

Woodlands Grove is conveniently located within easy reach of local amenities, including shops, cafés and schools. The area also offers good road links, with easy access to the A539 and A5, providing routes towards Wrexham, Ruthin and beyond, while scenic surroundings and riverside walks are nearby.

- WELL-PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FAMILY HOME
- LIVING ROOM WITH FIREPLACE
- SITTING ROOM WITH FRENCH DOORS
- KITCHEN/DINING AREA
- CLOAKROOM
- THREE WELL-PROPORTIONED BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- GENEROUS FRONT AND REAR GARDEN SPACE WITH PATIO AND LAWN
- SOUGHT AFTER LOCATION



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### Entrance Porch

Partially glazed entrance door provides access to porch with uPVC double glazed window to the rear, radiator, ceiling light point, tiled flooring and doors into the cloakroom and hallway.

### Entrance Hallway

Doors into kitchen and living room, radiator, carpet, ceiling light point and stairs rising up to the first floor.

### Living Room

Cosy living room with fireplace, alcove shelving, radiator, carpet flooring, ceiling light point, uPVC double glazed window to the front elevation and opening into sitting room and kitchen.

### Sitting Room

Bright sitting room with skylights and ceiling spotlights, ceiling light point, carpet flooring and uPVC French doors to the front elevation.

### Kitchen/Dining Area

Great sized kitchen housing a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 stainless steel sink and drainer unit. Integrated appliances to include electric oven and our ring gas hob with extractor fan over. Space for a fridge freezer and space for a washing machine/tumble dryer. Tiled flooring, part tiled splash backs and uPVC double glazed window to the rear elevation.

The kitchen has an open-plan layout with space for a dining table, radiator, ceiling light point, door leading into entrance hallway, uPVC double glazed window to the front elevation and uPVC external door to the rear of the property.

### Cloakroom

UPVC double glazed window to the front and side elevation, radiator, plumbing for a washing machine and tiled flooring.

### Landing Area

Carpet, access to the loft and doors off to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point and carpet flooring.

### Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point, built-in wardrobes and carpet flooring.

### Bedroom Three

UPVC double glazed window to the front elevation, radiator, ceiling light point and carpet flooring.

### Bathroom

A contemporary three-piece suite comprising a low-level W.C. with dual flush, hand wash basin set in a vanity unit with tap over and panelled bath with rainfall shower head over. Heated towel rail, ceiling spotlights, extractor fan and two uPVC double glazed windows to the rear elevation.

### Outside

The property is accessed via the side with pleasant garden areas to the front and rear arranged over multiple tiers. To the first level is a paved patio featuring a log store and steps leading up to a further patio area and lawned area. A path leads to another lawned area featuring a decorative slated area with established shrubberies. Further steps lead up to a fenced patio area and lawned garden.

There is a garage to the side belonging to the property and the land it is on is leasehold. There is also ample on street parking.

### ADDITIONAL INFORMATION

The garage is owned by the property and has had a





new door and roof. The land the garage on is leasehold with a service payment of £65 annually. The Gas combi boiler is located in the attic.

#### **IMPORTANT INFORMATION**

\*Material Information interactive report available in brochure section. \*

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

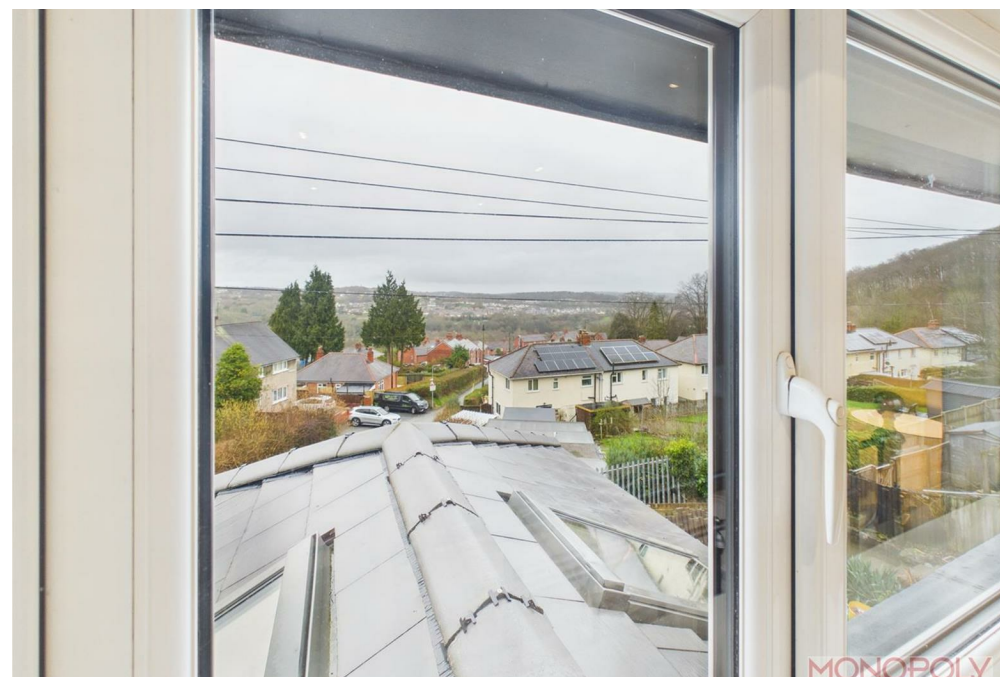
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

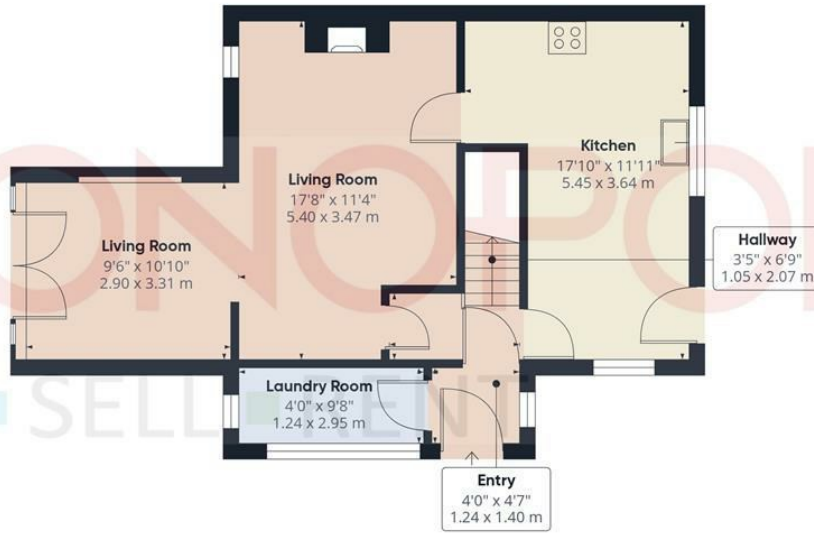
Your home maybe repossessed if you do not keep up repayments on your mortgage







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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 954 ft<sup>2</sup>  
 88.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

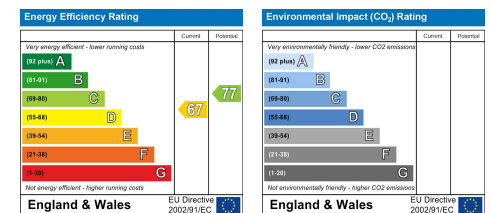
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**MONEY LAUNDERING REGULATIONS 2003**

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