



The Laurels

Llangollen | LL20 7ST

£310,000

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Located in the picturesque village of Froncysyllte is this beautifully renovated, double fronted, three-bedroom detached bungalow, offered to the market with the benefit of no onward chain. Set on a generous and elevated plot, this charming bungalow enjoys far-reaching views over the surrounding countryside, enhancing its appeal. The internal layout is both versatile and well-proportioned, briefly comprising a welcoming entrance hallway, a newly fitted contemporary kitchen with separate utility room, and a spacious lounge/dining area. There are three bedrooms in total, two of which are doubles, along with a modern shower room.

An adjoining space with its own external access offers excellent potential as a home office, workshop or garden room.

Externally, the property is equally impressive. A decorative stone driveway provides ample off-road parking, while a porcelain tiled patio area to the front creates the perfect space for outdoor entertaining. The garden is designed for ease of maintenance with artificial lawn, gravel pathways and full wrap-around access, all enjoying outstanding elevated views.

Froncysyllte is a desirable village nestled within the Dee Valley, a designated Area of Outstanding Natural Beauty. Known for its friendly community and stunning scenery, the village is home to the world-famous Pontcysyllte Aqueduct – a UNESCO World Heritage Site. There are local amenities including a shop, pub and primary school, with excellent road links to Llangollen, Wrexham and the A483 for commuting further afield.

- FULLY RENOVATED THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- ELEVATED POSITION WITH FAR-REACHING VIEWS
- GENEROUS PLOT WITH WRAP-AROUND GARDEN ACCESS
- SPACIOUS LOUNGE/DINING AREA
- NEWLY FITTED CONTEMPORARY KITCHEN AND SEPARATE UTILITY
- MODERN SHOWER ROOM AND TWO DOUBLE BEDROOMS
- ADDITIONAL ADJOINED SPACE IDEAL AS OFFICE OR WORKSHOP
- EXTENSIVE DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LOCATED IN FRONCYSYLLTE – CLOSE TO THE PONTCYSYLLTE AQUEDUCT AND A483 LINKS



ENTRANCE TO GROUND FLOOR

The driveway is located at the rear of the property. There is wrap-around access to the front where there is a brick built archway leading to a sheltered porch and front entrance with external lighting. UPVC double glazed frosted door with frosted panels either side leads into entrance hallway.

ENTRANCE HALLWAY

Carpet flooring, two ceiling light points, panelled radiator, hard wired smoke alarm and doors into reception room, bedrooms, bathroom and kitchen.

LOUNGE/DINING ROOM

UPVC double glazed bay window to the front elevation with far reaching views. Ceiling light point, panelled radiator and carpet flooring. Doors into kitchen and entrance hallway.

KITCHEN

Newly fitted kitchen, housing a range of wall, drawer and base units with complimentary work surface over. Integrated extractor hood with space for fitted appliances including cooker and fridge freezer. Recessed LED lighting, panelled radiator, hard wired alarm, brick style splash-back tiling, wooden laminate flooring, cupboard housing 'Worcester' combination boiler, uPVC double glazed window to the side elevation. Opening into utility

UTILITY ROOM

UPVC double glazed window to the side elevation and uPVC double glazed frosted door to rear/side. Space and plumbing for washing machine and tumbled dryer. Wooden laminate flooring, panelled radiator and LED ceiling light panel.

BEDROOM ONE

UPVC double glazed bay window to the front elevation with far reaching views. Ceiling light points, panelled radiator and carpet flooring. Door into entrance hallway.

BEDROOM TWO

UPVC double glazed window to side elevation. Cupboard housing meter. Ceiling light point, panelled radiator and carpet flooring.

BEDROOM THREE

UPVC double glazed window to the rear elevation. Access to loft space. Carpet flooring, ceiling light point and panelled radiator

BATHROOM

Brand New modern three piece suite comprising a low-level W/C, wash hand basin sat on a vanity storage unit and enclosed dual hose mains shower cubical with panelled splash-back and sliding glass screen. Recessed LED lighting, panelled radiator, 1/2 tiled walls, extractor fan, wooden laminate flooring and uPVC double glazed frosted window to the rear elevation.

STUDY/ WORKSHOP

Providing a separate entrance to the main house via uPVC double glazed frosted door and frosted window. Potentially being a workshop or separate home office this room has feature beamed ceiling, two ceiling light points, wooden laminate flooring and ample power sockets.

OUTSIDE

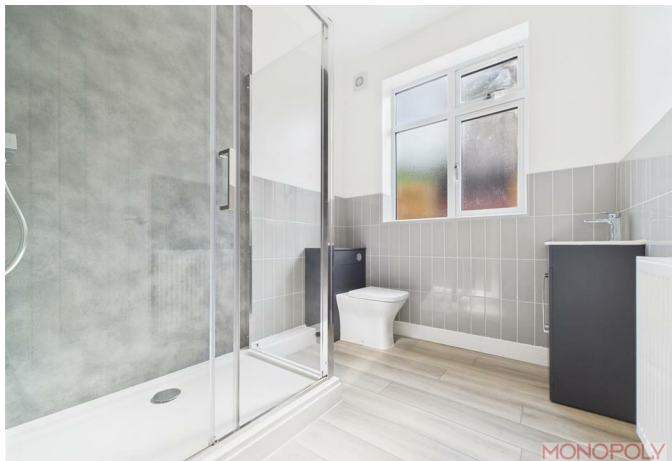
This charming bungalow is situated on an elevated and generously proportioned plot, offering a beautifully landscaped and low-maintenance outdoor space. The property is approached from the rear via a large decorative stone driveway, providing off-road parking for multiple vehicles and bordered by a combination of brick walling and secure timber fencing. Steps descend down both sides of the property, where you'll find neatly laid gravel and paved pathways leading to the front elevation. A further central staircase leads to a private, paved courtyard area offering access to a useful outbuilding and the rear entrance through the utility room. The front garden is a particular highlight, designed to take full advantage of the panoramic views over the Dee Valley and surrounding countryside. A spacious elevated porcelain tiled patio creates an ideal space for outdoor dining and entertaining, complete with stylish rope-post boundary detail for added character. Steps lead to a lower tier of the garden which has been thoughtfully finished with artificial grass for ease of maintenance. Raised gravel borders and secure fence panels complete this impressive and practical outdoor space, offering both privacy and visual appeal.

IMPORTANT INFORMATION

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

MONEY LAUNDERING REGULATIONS 2003

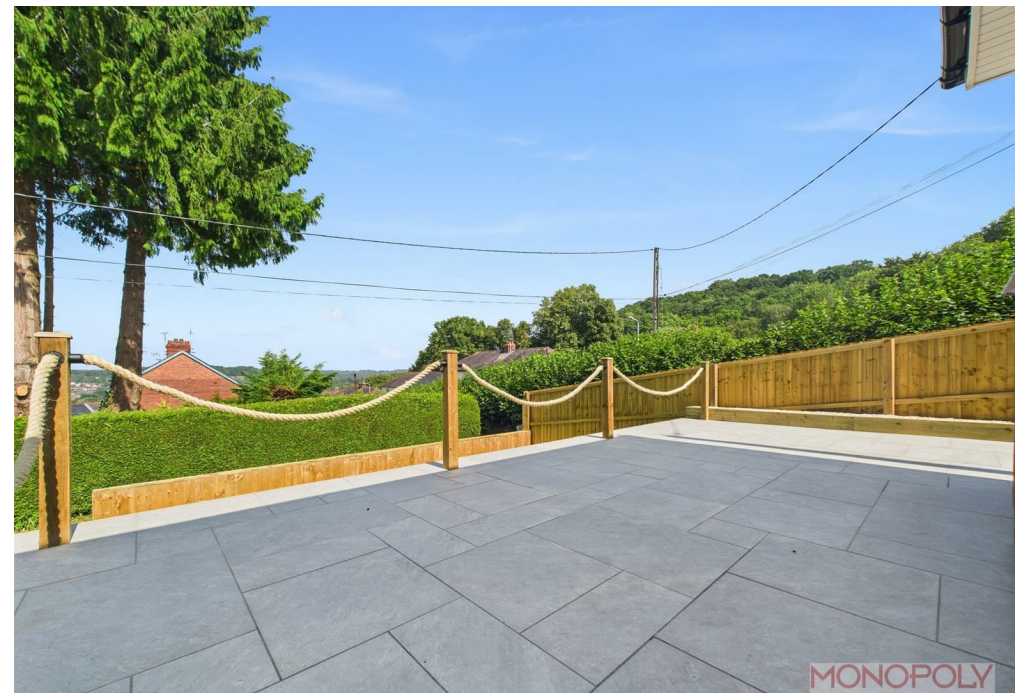
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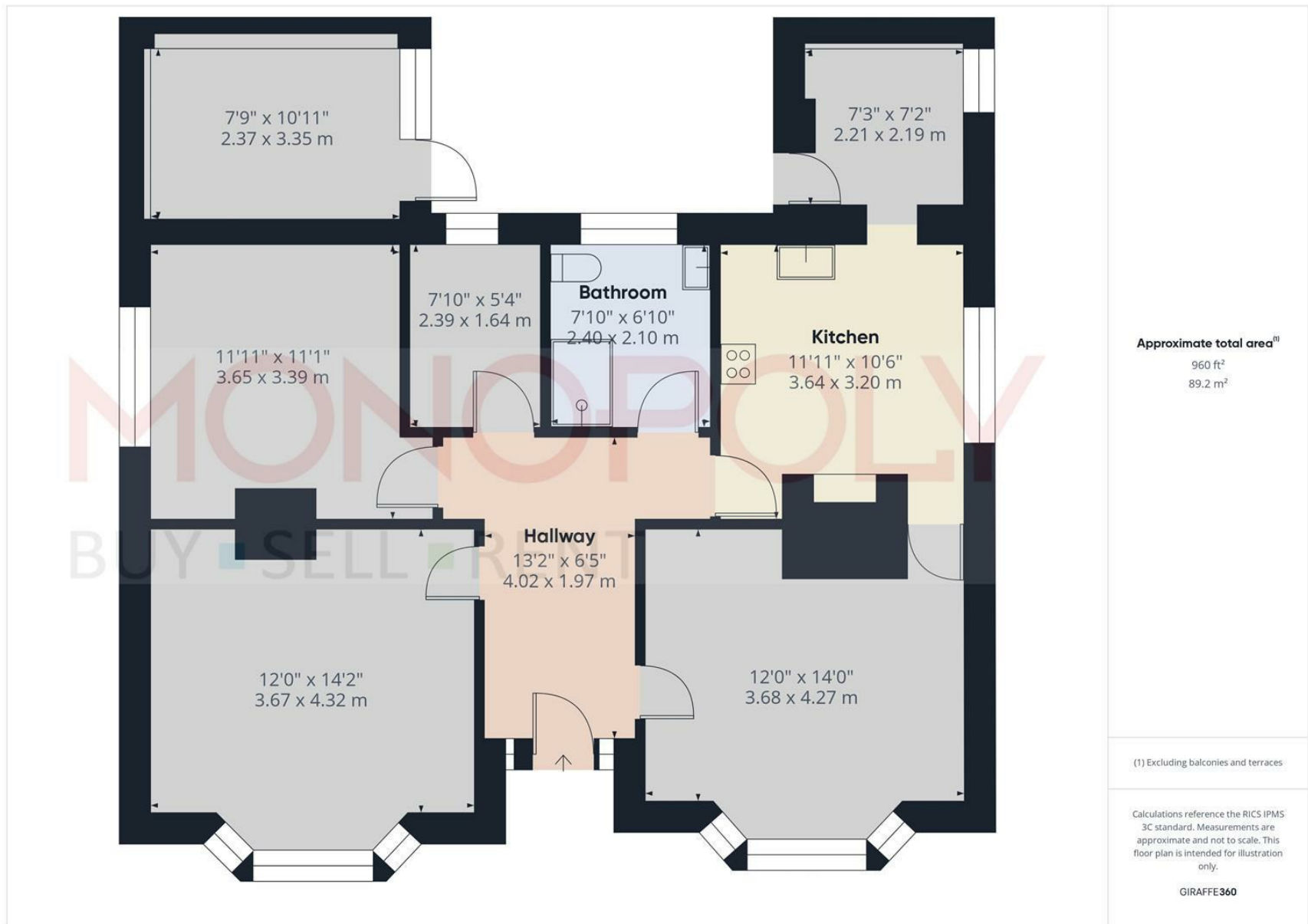
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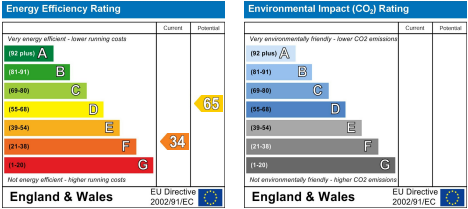
ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.





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