



Talafan

Llangollen | LL20 7RA

£155,000

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Situated within the picturesque village of Froncysyllte, this charming two double bedroom terraced home offers well-proportioned accommodation with character features throughout. In brief, the accommodation comprises an entrance porch, hallway, spacious living room opening into a generous dining room with useful under-stairs storage, and a kitchen to the rear. To the first floor, a spacious landing provides access to two double bedrooms and a well-appointed four-piece bathroom.

Externally, the property benefits from a courtyard to the front and a pleasant multi-level patio garden to the rear, featuring decorative stone and enclosed fencing, creating an ideal low-maintenance outdoor space. There is ample on-street parking available nearby.

Holyhead Road is ideally positioned within Froncysyllte, a sought-after village renowned for its scenic surroundings and strong sense of community. The area is home to the UNESCO World Heritage site of Pontcysyllte Aqueduct and offers beautiful canal-side walks along the Llangollen Canal, as well as access to Ty Mawr Country Park and the River Dee. A selection of local amenities, including cafés and eateries, are within walking distance, with a wider range available in nearby Llangollen and Chirk. Excellent road links via the A5 and A483 provide convenient access to Wrexham, Chester and Oswestry, making the property well suited to commuters while enjoying a semi-rural lifestyle.

- TWO BEDROOM TERRACED HOME FOR SALE
- CHARACTER FEATURES THROUGHOUT
- ENTRANCE PORCH AND HALLWAY
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN
- UNDER-STAIRS STORAGE
- SPACIOUS FOUR PIECE BATHROOM
- DOUBLE BEDROOMS WITH BUILT IN STORAGE
- ON-STREET PARKING
- SOUGHT AFTER RESIDENTIAL LOCATION OF FRONCYSYLLTE



### Entrance Porch

Traditional hardwood door leads into porch with original tiled flooring, ceiling light point and stained glass hardwood door into hallway.

### Entrance Hallway

Continuation of original tiled flooring with stairs to first floor, panelled radiator, ceiling light point, two doors into living room and dining room.

### Living Room

UPVC double glazed bay window to the front elevation. Electric fireplace with surround, wooden laminate flooring, ceiling light point, panelled radiator and arch leading to dining room.

### Dining Room

UPVC double glazed window to the rear elevation. Under-stairs storage cupboard with light, fireplace (capped but could be re-opened, built in storage, wooden laminate flooring, ceiling light point, panelled radiator, doors to kitchen and hallway.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a stainless steel sink unit with mixer tap. Integrated electric oven, gas hob and extractor over. Space and plumbing for washing machine and under-counter fridge. Finished with tiled flooring, part tiled walls, recessed LED lighting, wall-mounted combination boiler, radiator, door to rear garden, two uPVC double glazed windows to the rear and side elevation.

### Landing Area

Carpeted flooring, ceiling light point, access to partly boarded loft, doors to two bedrooms and bathroom.

### Bedroom One

Two uPVC double glazed windows to the front elevation. Two built in wardrobes with shelving and clothing rail. Feature cast iron ornamental fireplace. Ceiling light point, carpeted flooring and radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation. Built in wardrobe with shelving and clothing rail. Feature cast iron ornamental fireplace. Ceiling light point, carpeted flooring and radiator.

### Bathroom

Generous sized four-piece bathroom suite comprising a low-level WC, wash hand basin set in a vanity storage unit, panelled bath and a separate electric shower cubical. The room is finished with a feature cast iron fireplace, vinyl flooring, recessed LED lighting, panelled radiator and uPVC double glazed window to the rear elevation.

### Outside

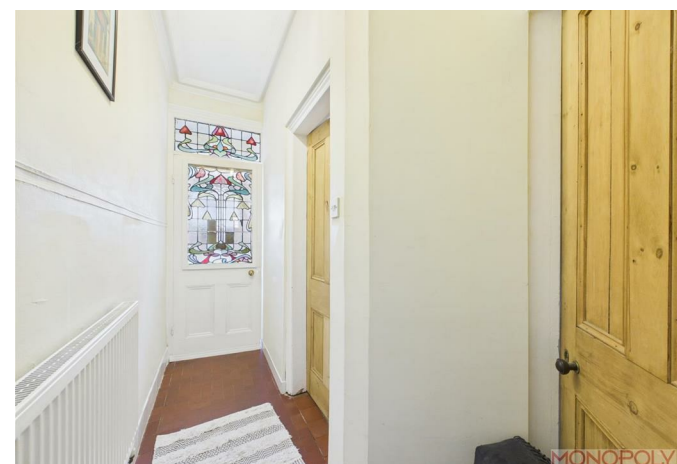
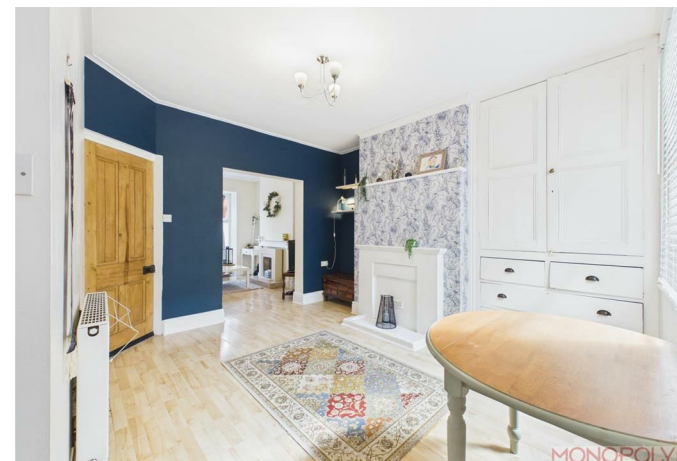
The front a wrought iron gate leads to a pleasant courtyard frontage. To the rear there is a paved and sheltered patio area with outside tap, lighting and power. Steps lead up to two separate terraced areas with decorative stone, all bound by newly installed timber fence panels for added security.

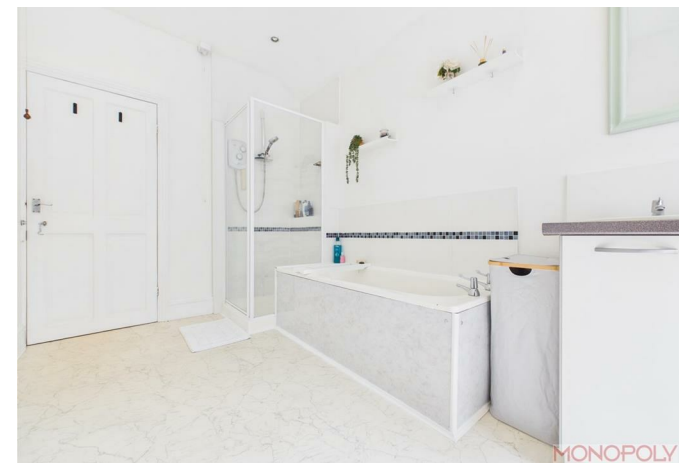
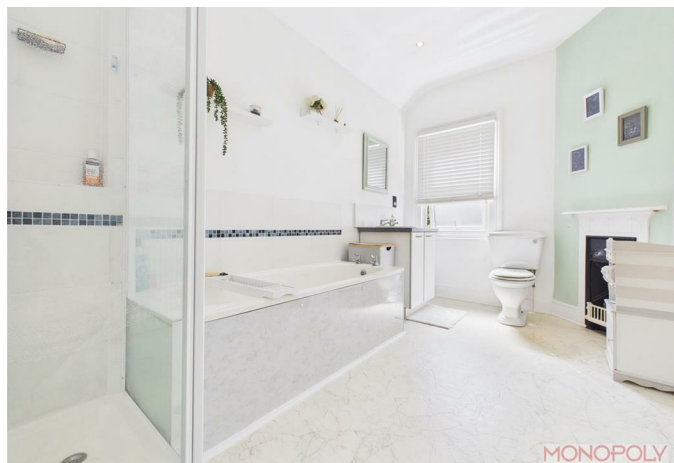
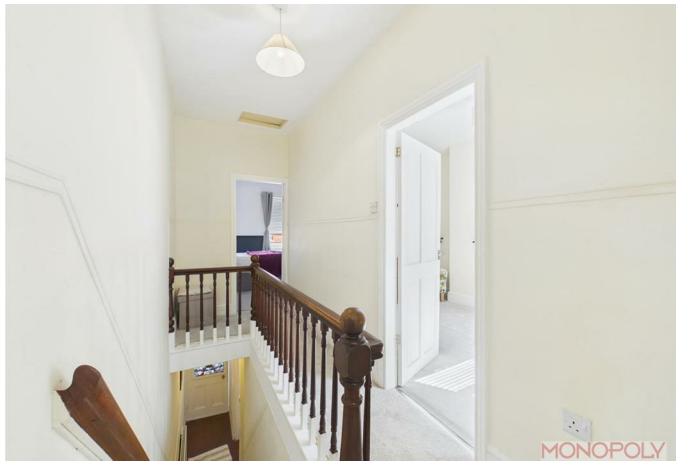
### Additional Information

The vendors have replaced the tiles, felt and flashing on the roof above the bathroom last year. There has been new carpet fitted in the bedroom along with some landscaping to the garden area. There is no allocated parking with the property but there is some on-street parking along woodland grove - the street next to the row of terraced properties.

### 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 details must therefore be taken as a guide only.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
877 ft<sup>2</sup>  
81.5 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.

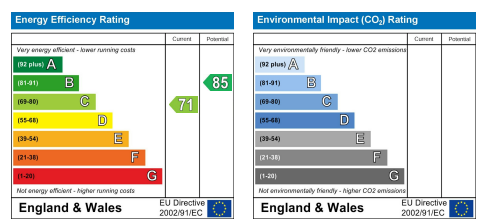
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