



Bourne Terrace, Llangollen LL20 7ST Offers In Excess Of £200,000

A stunning three bedroom end of terrace property situated in the picturesque village of Froncsyllte which stands on the bank of the River Dee and Llangollen canal. The village of Froncsyllte offers a number of local amenities as well as lovely walks and historic features such as the near by Aqueduct and has excellent road access into Llangollen and to the A5 and A483. The property has undergone an extensive scheme of refurbishment including a new roof and new boiler and has been upgraded to a high specification. The beautifully appointed internal accommodation comprises an entrance hall, downstairs wc, stylish kitchen/diner, living room, three well proportioned bedrooms and a contemporary bathroom. Externally there is off road parking to the front, front courtyard and low maintenance rear garden with far reaching views.

- A THREE BEDROOM END OF TERRACE
- STYLISH INTERNAL ACCOMODATION
- DOWNSTAIRS WC
- OFF ROAD PARKING
- FAR REACHING VIEWS TO REAR ELEVATION
- RECENTLY REFURBISHED & UPGRADED THROUGHOUT
- STUNNING KITCHEN/DINER
- CONTEMPORARY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN!



Entrance Hall

Composite entrance door, stairs rising to the first floor, doors to lounge, wc and kitchen. Contemporary vertical wall radiator. Timber effect flooring.

Living Room

Spacious lounge with carpet and window to front.

Kitchen/Diner

Fitted with a stunning range of wall and base units, central island, complementary worktops, gas hob, extractor, oven and grill, inset sink with mixer tap, window to rear, French style doors to rear garden. Contemporary vertical wall radiator, timber effect flooring, integrated dishwasher, washing machine, fridge/freezer and a combination microwave.

WC

Low level wc, hand wash basin set in a vanity unit, wood effect flooring. Extractor fan.

First Floor Landing

Carpet, doors to three bedrooms and bathroom.

Bedroom One

Carpet, window to front.

Bedroom Two

Carpet, window to rear with a lovely view.

Bedroom Three

Carpet, window to rear, storage cupboard housing the gas combi boiler.

Bathroom

White suite comprising a wash hand basin, wc and p shape bath tub with shower screen and mains shower over, tiled splashback, timber effect flooring. Heated towel rail.

Outside

Off road parking area to the front, wrought iron gate to front courtyard with brick wall to front.

Rear garden with paving, gravel areas, rear access gate.

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.

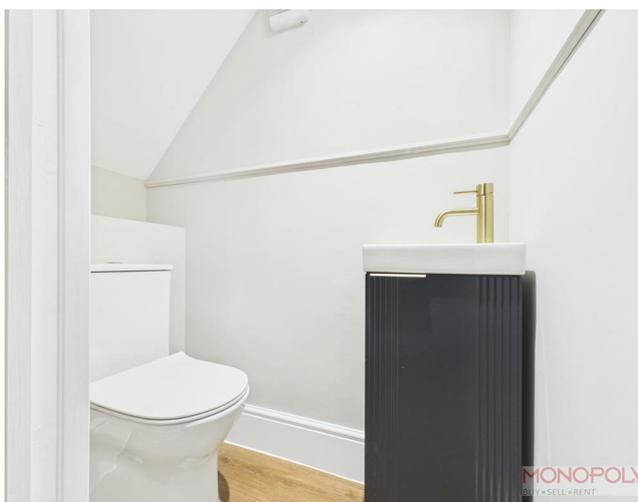
MORTGAGES

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











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		69	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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