01978 800186 or 01244 560610 or 01691 880407 wrexham@monopolybuysellrent.co.uk www.monopolybuysellrent.co.uk



Maes Madog, Llangollen LL20 7BN £250,000

A fantastic opportunity to purchase a 2/3 bedroom detached bungalow situated in the idyllic village of Pontfadog in the Ceiriog valley. This spacious and versatile bungalow offers a good size lounge, well appointed bathroom, en-suite, 2 double bedrooms, a bedroom/dining room and a conservatory, all of which can only be appreciated on internal inspection. Set in a small development of bungalows with open fields to the rear in this quaint village which has a local shop, local pub and is approximately 4 miles away from the village of Chirk where there are numerous amenities. In brief the property comprises of; hallway, cloakroom, lounge, kitchen, 2 bedrooms, en-suite, dining room/bedroom 3, conservatory and bathroom.

- A fantastic opportunity to purchase a 2/3 bedroom detached bungalow
- Conservatory
- Open fields to the rear
- Idyllic village location

- Spacious and versatile living accommodation
- En-suite
- Off road parking and single garage
- VIEWING HIGHLY RECOMMENDED





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Hallway

With tiled flooring, doors to 2 storage cupboards.

Cloakroom

Fitted with a low level w.c, wash hand basin with vanity unit under, part tiled walls, double glazed window.

Lounge

5.38m x 3.64m (17'7" x 11'11")

A good size lounge with a double glazed window to the front, carpeted flooring, electric fire with brick hearth.

Kitchen

3.92m x 2.61m (12'10" x 8'6")

Fitted with a full range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated dishwasher and washing machine, space for a fridge/freezer, built in electric oven, 4 ring electric hob with extractor fan over, uPVC double glazed stable door off to the side, double glazed window, part tiled walls, access to the loft space.

Dining Room/Bedroom 3

2.67m x 2.75m (8'9" x 9'0")

Formerly built to use as a bedroom but in recent times the room was used as a dining room with french doors off to the conservatory, wood effect flooring.

Conservatory

3.08m x 2.52m (10'1" x 8'3")

uPVC double glazed with lovely views of the garden and fields beyond, french doors off to the rear garden, wood effect flooring.

Bedroom 1

3.96m x 3.45m (12'11" x 11'3")

A spacious bedroom with a double glazed window to the rear, freestanding wardrobes (they will be staying in the property), also housing the 'Worcester' LPG gas boiler, carpeted flooring.

En-suite

1.49m x 1.52m (4'10" x 4'11")

Fitted with a low level w.c, wash hand basin, shower cubicle, part tiled walls, tiled flooring, double glazed window.

Bedroom 2

3.74m x 3.11m (12'3" x 10'2")

Another good size bedroom with a double glazed window to the rear, carpeted flooring, wardrobes (staying in the property).

Bathroom

1.86m x 1.51m (6'1" x 4'11")

Fitted with a modern white suite comprising of a low level w.c, wash hand basin, 'Jacuzzi' style bath with shower over, fully tiled walls, tiled flooring.

Rear Garden

To the rear is a paved patio to one side leading around to a gravelled pathway and raised lawn garden which stretches around to the other side where there are well established planted borders. The garden is bounded in part by a brick wall with fantastic open views of the fields and hills beyond. There is a brick paves pathway to both sides with gated access to the front.

Front

To the front is a brick paved driveway providing off road parking and leading to a single garage.

Additional Information

The main source of heating is LPG gas.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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 cooperation in order that there will be no delay in





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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.



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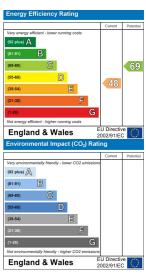
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