



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
- Spacious and versatile living accommodation
- Conservatory
- En-suite
- Open fields to the rear
- Off road parking and single garage
- Idyllic village location
- VIEWING HIGHLY RECOMMENDED



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 paved 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 co-operation in order that there will be no delay in



agreeing the sale.

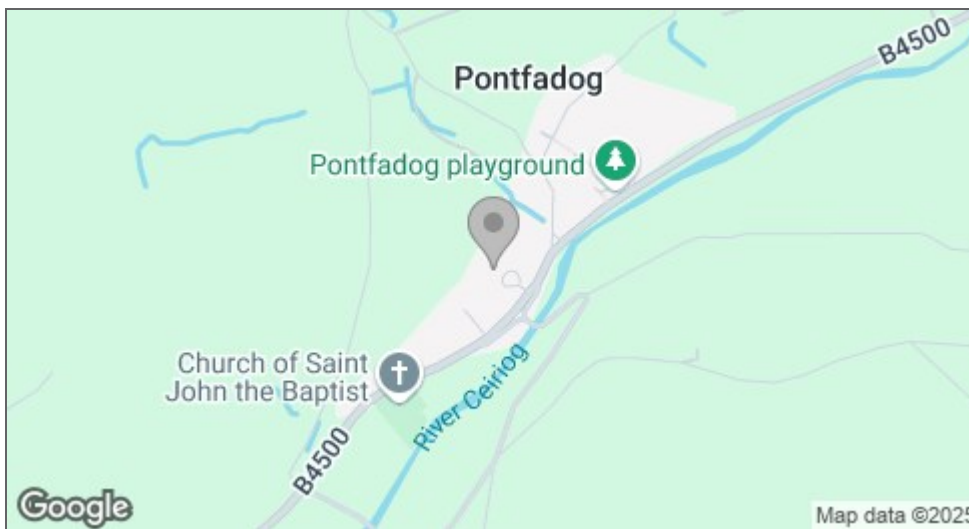
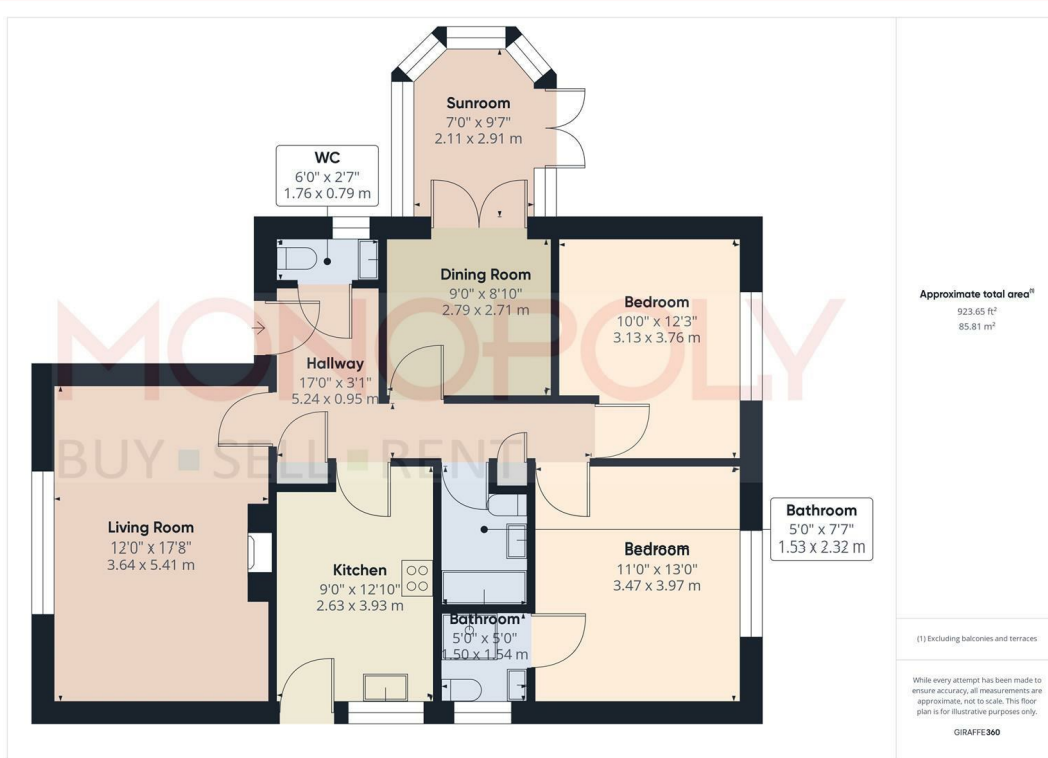
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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