



2

Llangollen | LL20 8BX

Offers In Excess Of £475,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



MONOPOLY
BUY • SELL • RENT

2

Llangollen | LL20 8BX

Nestled in the picturesque town of Llangollen, Monopoly Buy Sell Rent present an exceptional opportunity to acquire a modern high specification detached house, built in 2020. This splendid property boasts an impressive 2,281 square feet of living space, making it ideal for buyers seeking both comfort and style. Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is the fantastic open plan kitchen/dining/family room with French style doors opening onto the attractive rear garden. The layout of the home is thoughtfully designed, providing ample room for relaxation and socialising. With five well-appointed bedrooms, there is plenty of space for everyone, whether it be for family members or guests. The property features four contemporary bathrooms, ensuring convenience and privacy for all occupants. Each bathroom is designed with modern fixtures and finishes, adding a touch of luxury to everyday living. Situated in the beautiful surroundings of Llangollen, this home offers not only a tranquil lifestyle but also easy access to local amenities and stunning natural landscapes. The area is renowned for its scenic beauty, making it a perfect retreat for those who appreciate the great outdoors. In summary, Maes Helyg is a remarkable family home that combines modern living with the beauty of its surroundings. With its generous space, stylish design, and prime location, this property is a must-see for anyone looking to settle in this delightful part of North East Wales.

- A BEAUTIFULLY APPOINTED FIVE BEDROOM DETACHED MODERN HOME
- TWO RECEPTION ROOMS
- WOW FACTOR OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- VERY GENEROUS PRINCIPAL BEDROOM SUITE WITH WALK IN ROBE AND EN SUITE
- FAMILY BATHROOM, EN SUITE SHOWER ROOM AND JACK & JILL SHOWER ROOM ON FIRST FLOOR
- ATTRACTIVE ENCLOSED REAR GARDEN
- SPECTACULAR VIEWS OVER CASTELL DINAS BRAN & THE PANORAMA
- WITHIN WALKING DISTANCE OF LLANGOLLEN TOWN CENTRE
- OFF ROAD PARKING & GARAGE
- VIEWING HIGHLY RECOMMENDED!



MONOPOLY



MONOPOLY

Entrance Hall

Composite entrance door with glazing and canopy over opens into a welcoming hallway, tiled floor, stairs rising to the first floor, storage cupboard with alarm control, doors to lounge, dining room, wc and kitchen/diner.

WC

With toilet and hand wash basin. Extractor.

Lounge

A generous reception room with windows to front and side, electric living flame fire providing a cosy ambience, carpeted flooring.

Dining Room

Window to front and carpeted flooring.

Open Plan Kitchen/Dining/Family Room

A brilliant open plan space fitted with a stylish high specification modern kitchen featuring a range of wall and base units, complimentary quartz worktops with bevelled edges, sink/drainer with mixer tap above, 5 ring Induction hob with extractor above, electric self cleaning oven and combi microwave oven/grill, integrated dishwasher, integrated fridge/freezer, central island, tiled flooring, door to utility open plan into dining/sitting area with windows and French style doors overlooking the rear garden.

Utility

A useful separate utility area with fitted base and wall units with work surface areas, sink unit with mixer tap over, plumbing for washing machine, space for dryer, external side door.

First Floor Landing

Doors to four bedrooms, family bathroom and airing cupboard housing the Worcester gas boiler and water tank. Door to stairs rising to second floor principal bedroom suite.

Bedroom Two

Carpet, window to front with superb views, door to en suite.

En Suite

Shower enclosure with mains shower over, w.c, hand wash basin, heated towel rail, spotlights, extractor.

Bedroom Three

Window to front with lovely views, carpeted flooring.

Jack & Jill En Suite

Accessed via bedrooms three and four. Shower enclosure, w.c, wash hand basin, heated towel rail, spotlights to ceiling.

Bedroom Four

Window to rear overlooking the rear garden and views beyond, radiator, carpeted flooring and door to en-suite.

Bedroom Five

Window to rear overlooking the rear garden and views beyond, radiator, carpeted flooring.

Family Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath, part tiled walls, heated towel rail, double glazed window.

Principal Bedroom

A very generous main bedroom spanning the entire top floor. This impressive bedroom provides multiple areas in one open plan space with bedroom area, two sitting areas, walk in wardrobe and en suite bathroom. Two dormer style windows provide a good degree of natural light and far reaching views alongside three velux windows. Carpeted flooring.





En Suite

With bath and separate shower enclosure, w.c, wash hand basin, heated towel rail, storage cupboard and velux window.

Walk In Wardrobe

Fitted hanging and shelving, skylight window to rear, carpeted flooring.

Outside

Tarmac drive leading to the garage, front lawn, pathway to the front door. A side gate opens into the rear garden, designed to take advantage of its position offering far reaching views over the town and towards Castell Dinas Bran and the Panorama. Lower tier patio area and gated access to front, steps rise to the decorative patio from which to enjoy outdoor entertaining, wrap around lawn to the top tier with stocked borders and delightful raised sun patio with corner seating from which to enjoy the setting. Outdoor lighting, power socket and water supply.

Garage

Single garage with roller vehicle door, pedestrian door to side, power and lighting.



IMPORTANT INFORMATION

*Material Information interactive report 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.

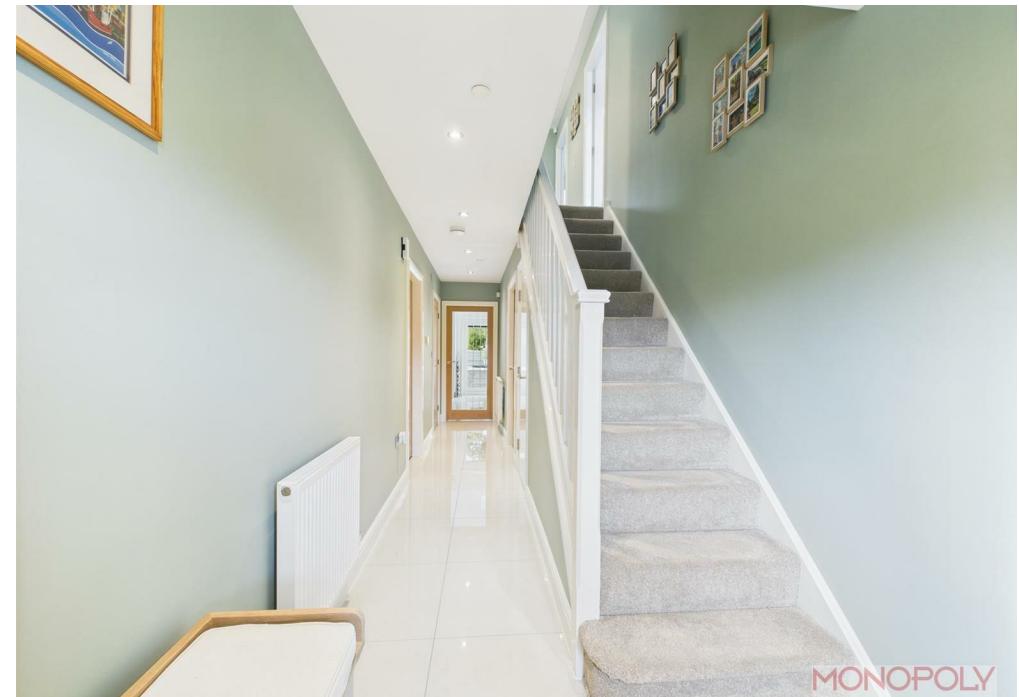
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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





MONOPOLY



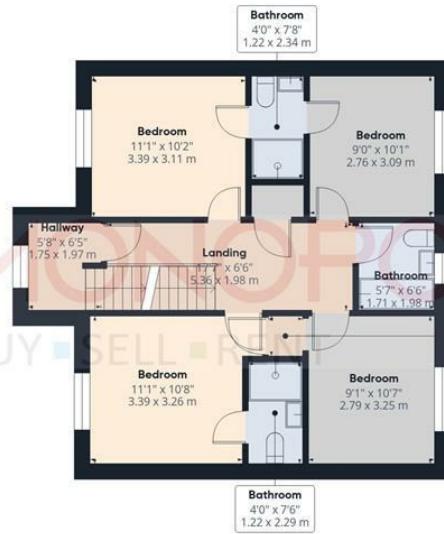
MONOPOLY



MONOPOLY



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2441 ft²
226.7 m²

Reduced headroom
149 ft²
13.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

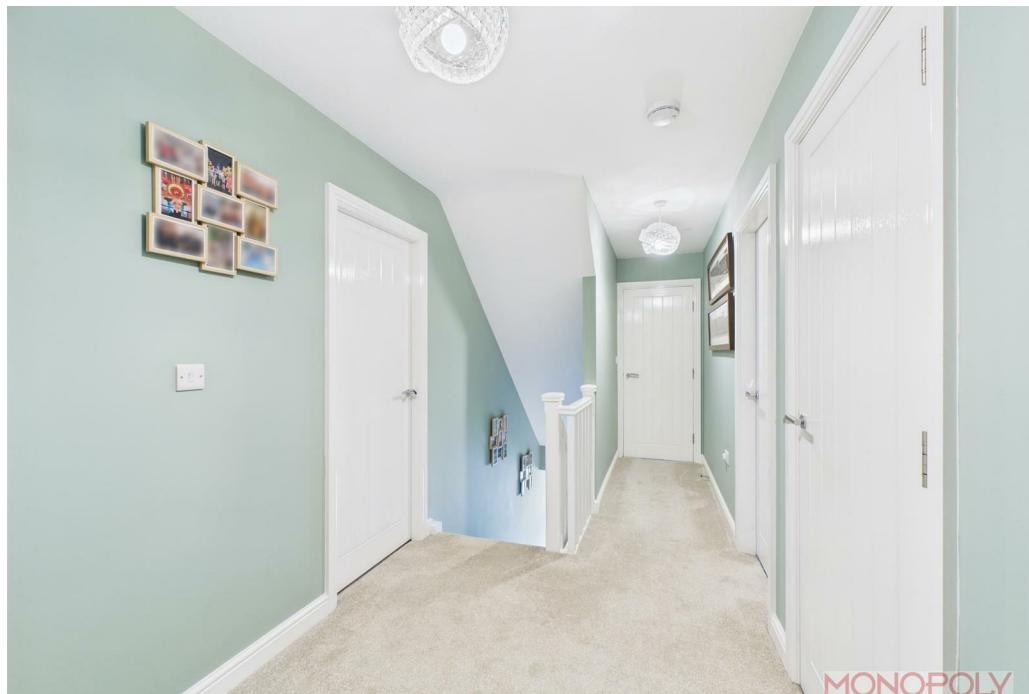
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(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	EU Directive 2002/91/EC

	Current	Provision
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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



MONOPOLY
BUY • SELL • RENT













Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT