

# Town & Country

Estate & Letting Agents



**Talgais Maesmawr Road, Llangollen, LL20 7PG**

**Offers In The Region Of £563,500**

MOVE STRAIGHT IN - NO ONWARD CHAIN!! Town and Country Oswestry offer this truly fantastic six bedroom detached family home set on the outskirts of the highly sought after town of Llangollen with breath taking views to the rear over the castle and the Panorama. This exceptional six bedroom detached residence offers not only a fantastic plot with far reaching views, it is currently run as a very successful Air B & B and the current owners are keen to sell the property with all the fixtures and fittings. Boasting a spacious, well laid out interior with a magnificent family kitchen/ dining room running along the back with doors leading out onto a large patio ideal for entertaining and hosting parties. The large garden, extensive parking and double length garage further compliment this amazing property and a viewing is essential to appreciate the location, size and condition of this wonderful home. A true turnkey luxury home!

### Directions

From our Oswestry office, head out of town and join the A483 heading towards Chirk. At the Gledrid roundabout (BP Filling station) take the 2nd exit joining the A5 towards Llangollen. Drive through Chirk until reaching the Halton roundabout and taking your first left onto the A5 and towards Llangollen. After 5 miles, take the left turning onto Maesmawr Road. Continue along where the property will be found on the right hand side.

### Overview

The property is a spacious detached, versatile six bedroom family home having extensive accommodation comprising a hallway, large lounge, three ground floor bedrooms (one with en suite) lobby and shower room, fantastic open plan kitchen/ dining/ family room with adjoining utility, cloakroom, conservatory and a tv room. To the first floor there are three further bedrooms (one with a luxury en suite) and a family bathroom. To the outside there is parking for several cars along with an integral garage. The large rear gardens have a superb patio running along the rear of the property with spectacular views over the Dinas Bran Castle and the Panorama rocks. The property is currently run as a very successful Alr B & B and the current owners would like the property to be sold with all the fixtures and fittings including a recently installed hot tub. A fantastic property for either a large/ extended family or a great business opportunity in a fantastic location not to be missed.

### Location



The property is located on the outskirts of the beautiful and sought after market town of Llangollen that offers a vibrant and diverse thriving community with lots of tourist attractions, all every day amenities and good road links to larger towns and cities. The Berwyn Mountains are famous for their natural beauty with Snowdonia national Park and the likes of Betws Y Coed, Ruthin and Bala being easily accessible. A great location for those who enjoy the outdoor life yet on the other hand being just out of the town for those wanting the peace and tranquility of living in the countryside.

### Accommodation Comprises

#### Porch

The porch leads to the front door and has tiled flooring.

#### Hallway



The spacious hallway has a part glazed door to the front, a radiator, tiled flooring, coved ceiling, stairs leading to the first floor, wall lights and a useful under stairs storage area. Doors lead off to the lounge, bedroom one, bedroom two and the inner lobby.

#### Bedroom One 8'11" x 9'8" (2.72m x 2.95m )



Bedroom one is a double bedroom and has a window to the front and a radiator.

### Lounge 12'7" x 22'10" (3.85m x 6.98m)



Designed for luxury living, Talgais boasts a stunning open plan lounge creating a bright and welcoming space for family life and entertaining. The lounge has a window to the front, radiator, coved ceiling, wood flooring and a focal marble fireplace with an inset electric fire.

### Additional Photo

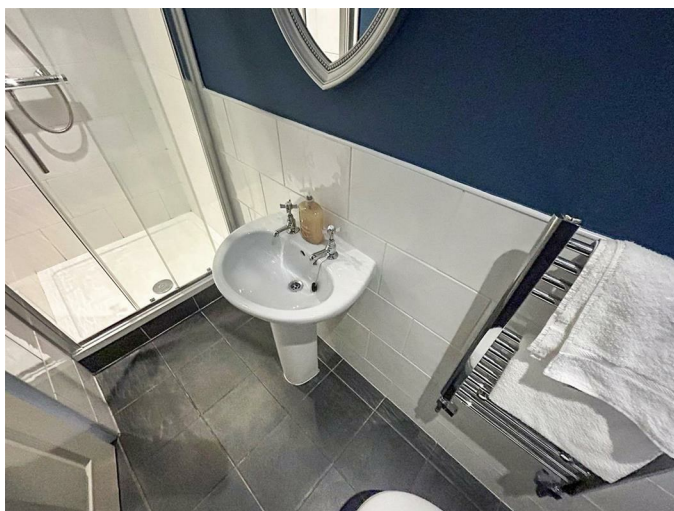


### Bedroom Two 13'8" x 12'3" (4.17m x 3.74m)



The second double bedroom has a window to the front, radiator and a door leading to the en suite.

### Shower Room



The shower room is fitted with a low level w.c., wash hand basin, heated towel rail, shower cubicle with a mains powered shower, tiled flooring, part tiled walls, extractor fan and spotlighting.

### Lobby

The lobby area has tiled flooring, fitted larder style units offering good storage and a door leading to the shower room. An archway leads through to the kitchen.

### En Suite 8'7" x 7'9" (2.62m x 2.37m)



The en suite has a window to the side, shower cubicle with a mains powered shower, wash hand basin, low level w. .c, heated towel rail, tiled flooring, part tiled walls and spotlighting.

### Kitchen/ Dining/ Family Room 29'7" x 12'4" (9.02m x 3.76m)



The impressive kitchen/ dining / family room is the real heart of this wonderful home. having three sets of double doors opening out onto the rear garden offering a great entertaining space and creating a wonderful open plan, bright area flooded with light. Tiled flooring runs right through the room with the kitchen area being fitted with a good range of base and wall units with block style work surfaces over, stainless steel sink with a mixer tap over, central island unit with storage and a breakfast bar, five ring AEG gas hob, eye level Bosch double oven, integrated dishwasher and spotlighting. The kitchen area also opens out onto the utility offering lots more storage and a feeling of space. The dining area has two velux windows and a part vaulted ceiling letting in lots of light with two radiators, a door leading to bedroom three and an archway leading to the tv room/ snug.

### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo

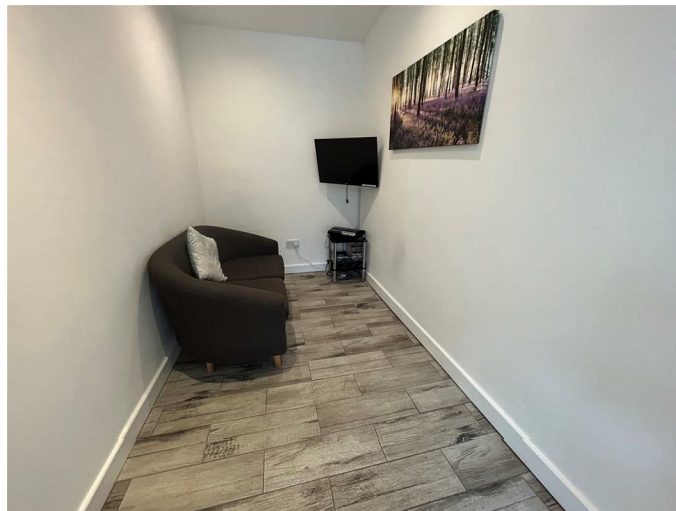


### Utility room 9'11" x 12'8" (3.03m x 3.87m )



The utility has a range of fitted base and wall units with work surfaces to match the kitchen. There is tiled flooring, plumbing for a washing machine and space for a tumble drier. a part glazed door and window to the side, wall mounted Worcester gas boiler, two integral fridge/ freezers and a built in storage cupboard off. A door also leads to the cloakroom.

### Snug/ TV Room 5'4" x 9'10" (1.65m x 3.02m )



The snug/ tv room is a very versatile space and could be used for a variety of purposes. Having a tiled floor and spotlighting.

### Cloakroom



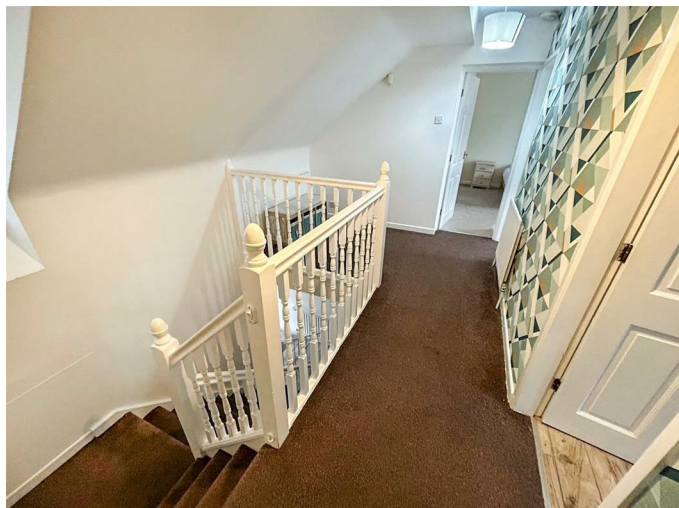
The cloakroom has a window to the side, low level w.c. ,wash hand basin, heated towel rail, tiled flooring, part tiled walls and spotlighting.

### Bedroom Three 14'10" x 10'4" (4.53m x 3.17m)



Bedroom three is a large double bedroom located on the ground floor. having two radiators and patio doors to the rear with superb views over the surrounding countryside.

### To The First Floor



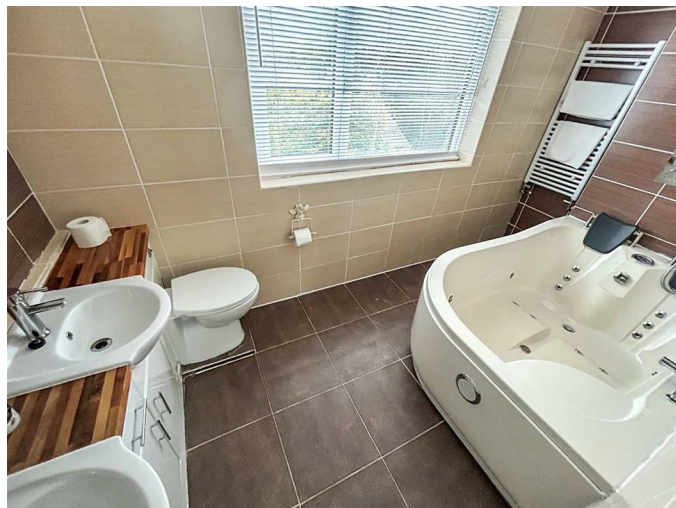
The large landing area has a window to the front, eaves storage and a radiator. Doors lead off to the three further bedrooms and the family bathroom.

### Bedroom Four 13'4" x 12'4" (4.08m x 3.76m)



A spacious double bedroom with two windows to the front, radiator, eaves storage and a range of fitted wardrobes offering great space and further storage. A door leads through to the luxury en suite.

### Luxury En Suite 11'10" x 5'10" (3.62m x 1.78m)



The beautifully appointed en suite is fitted with a double jacuzzi bath with jets and mixer taps, double wash hand basins on a vanity unit with mixer taps over, vanity mirror, heated towel rail, a window to the rear, tiled flooring, fully tiled walls and a low level w.c.

### Family Bathroom



The family bathroom is also well appointed having a window to the rear, low level w.c. ,wash hand basin on a vanity unit with a mixer tap over, P shaped bath with a mixer tap over and a glass screen with an electric shower, tiled flooring, part tiled walls, heated towel rail and a vanity mirror.

### Bedroom Five 10'2" x 9'6" (3.10m x 2.90m)



The fifth double bedroom has a radiator and a window to the rear with fantastic views over the surrounding valley and hills.

### Bedroom Six 13'3" x 11'1" (4.04m x 3.39m)



The sixth bedroom is a superb size having a radiator and a window to the rear with fantastic views over the valley. A door leads to a large walk in storage area currently used as a children's play den.

### Garden Room 13'6" x 9'8" (4.12m x 2.95m)



The garden room is accessed from the rear patio through double doors. having wood flooring and an insulated roof making it a useable space all year round. A door also leads through to the garage.

### To The Outside



The property is approached from the lane over a

large driveway that provides parking for a number of cars and leads to the integral double length garage with an up and over door. The garage offers further scope for extension having a window and lintel to knock through already in place. The boundary wall and mature planting give a good degree of privacy to the front of the property.

### Rear Gardens



The rear gardens are another notable feature of this wonderful home. There is a large Indian stone patio that runs along the whole length of the rear with steps leading down to the extensive lawned gardens. The current owners have recently installed a brand new six person state of the art hot tub which will be included in the sale. The gardens and patio are a fabulous place to entertain with fantastic open far reaching views over towards the town, Dinas Bran Castle, the Panorama and the surrounding hills and countryside.

### Additional Photo



### Additional Photo



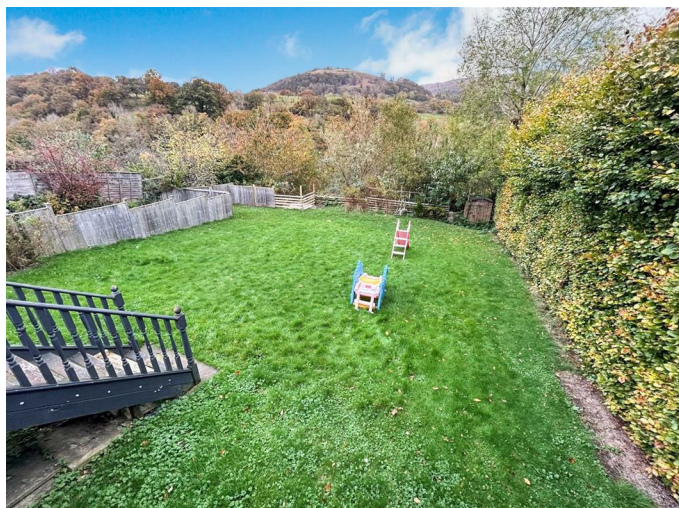
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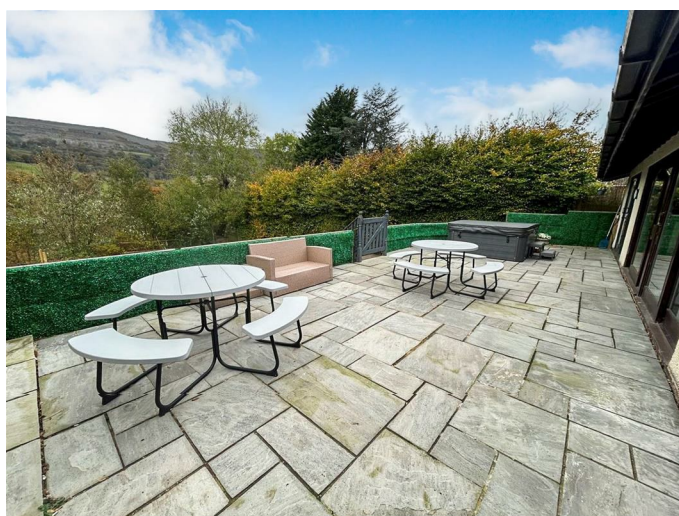
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### Views From The Property



The views are truly sensational with a far reaching outlook over unspoilt countryside.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Denbighshire Country Council and we believe the property to be in Band G.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

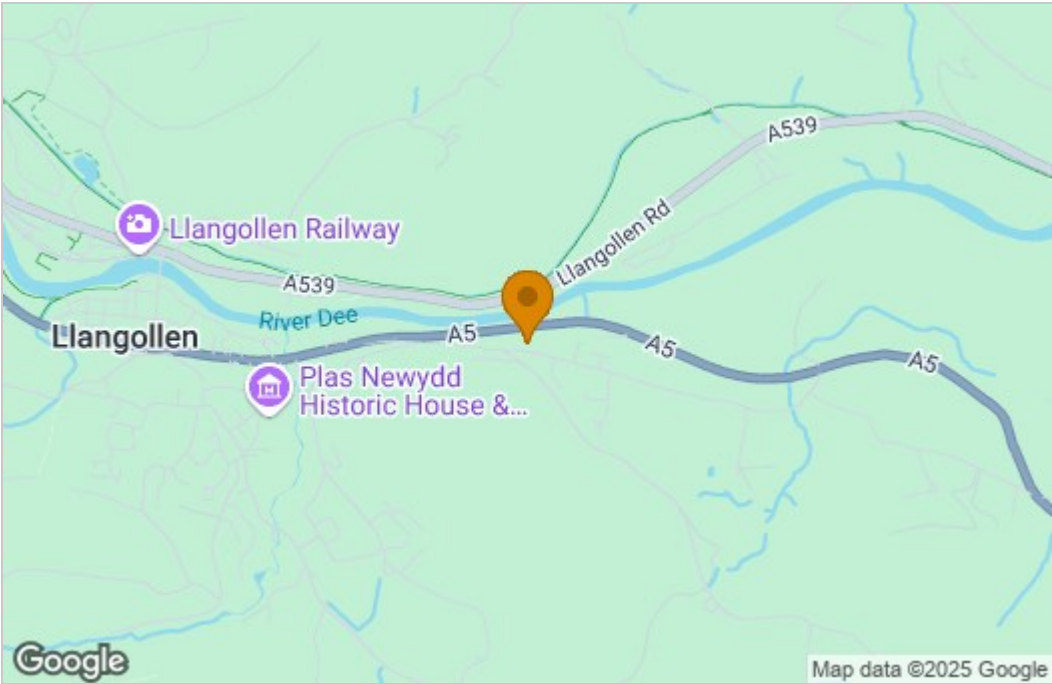
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

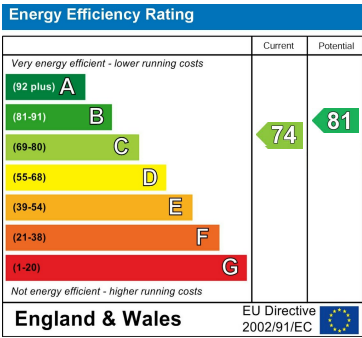
Floor Plan



Area Map



Energy Efficiency Graph



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