

# Wingetts

More than just estate agents



**5 Tyn Y Celyn Drive, Llangollen, LL20 7PN**

**Price £345,000**

A well presented three bedroom detached family home situated in sought after residential location and within walking distance of the Towns amenities, enjoying stunning views across open countryside and towards the Panorama from the rear and to Castell Dinas Bran from the front. The accommodation briefly comprises entrance hall with ground floor W.C off, spacious lounge with large window to front, open plan sitting/dining room and spacious fitted kitchen with door to integral garage. The first floor has 3 bedrooms, and a modern family shower room. Externally there is a private driveway to front with parking for 4 cars which leads to the garage with electric door, side gated access leads into the sunny aspect rear garden with paved and decked patio areas from which to admire the views and lawned garden beyond all of which offers a good degree of privacy.

### Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

### Accommodation

UPVC entrance door with glazed side panels opens into:-

### Entrance Hall

Stairs off to the first floor, door to lounge and door to:-

### Ground Floor W.C

W.C, wash hand basin. UPVC double glazed window to front.

### Lounge 15'3" x 14'6" (4.65 x 4.42)

A spacious and light room with large UPVC double glazed window to front, radiator, electric fire in surround and door to:-

### Open Plan Sitting/Dining Room 10'10" x 17'8" (3.31 x 5.41)

A great family space offering sitting and dining areas with large UPVC double glazed window and patio doors opening into the garden, useful under stairs storage cupboard, opening into:-

### Kitchen 12'6" x 11'5" (3.82 x 3.50)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit and drainer with mixer tap over, wine cooler, Rangemaster with fitted drawer units either side and stainless steel extractor hood over, breakfast bar, plumbing for dishwasher, space for fridge/freezer with built in surround, radiator, tiled floor, large UPVC double glazed window overlooking the rear garden, UPVC external door, spotlights to ceiling, part tiled walls and door to:-

### Integrated Garage 15'4" x 11'5" (4.69 x 3.50)

Plumbing for washing machine, space for dryer, electric up and over door, mains electrics and gas meters, lighting and power.

### On The First Floor

Stairs rise from the hallway to the first floor landing, window to side, ceiling hatch to roof space and doors off to all rooms.

### Bedroom One 13'6" x 9'5" (4.12 x 2.88)

UPVC double glazed window to front, radiator.

### Bedroom Two 12'7" x 8'10" (3.84 x 2.71)

UPVC double glazed window to rear with far reaching views, radiator, built in sliding mirror fronted wardrobes.

### Bedroom Three 10'0" x 8'3" (3.05 x 2.52)

UPVC double glazed window to front, useful over stairs storage cupboard, radiator.

### Shower Room

Modern suite of shower tray with glass side panel, drench shower head with shower take off, w.c and wash hand basin with vanity unit under and storage to side, UPVC double glazed window above, fully tiled walls, tiled floor, cupboard housing the "Worcester" combination boiler.

### Outside

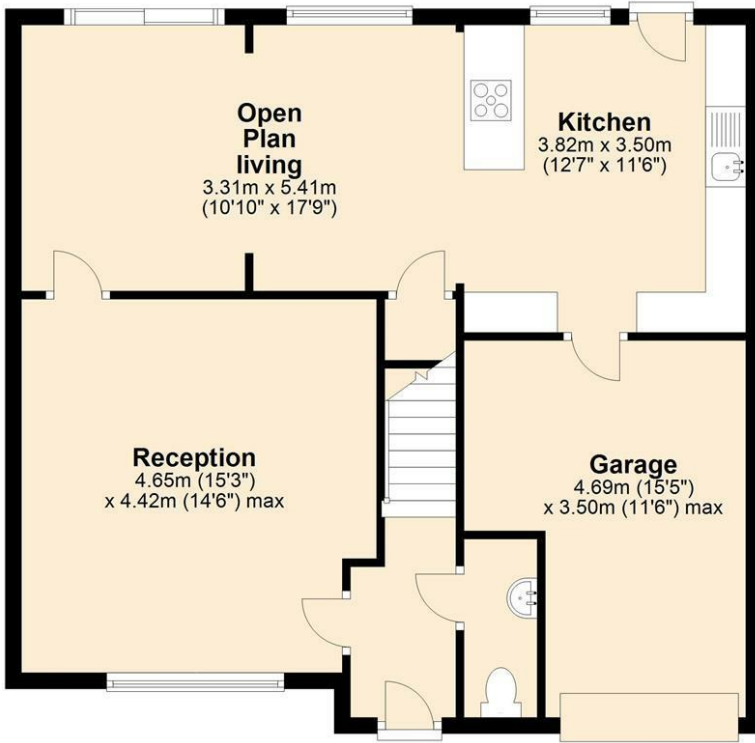
Approached via the stone driveway offering parking for 4 cars with gravelled border to side, gated access either side of the property leads into the sunny aspect rear garden which is a particular feature with its decked and paved patio areas ideal for outdoor entertaining and from which to admire the views beyond. Lawned area and gated access into the field, outside lighting and water tap.



# Floor Plan

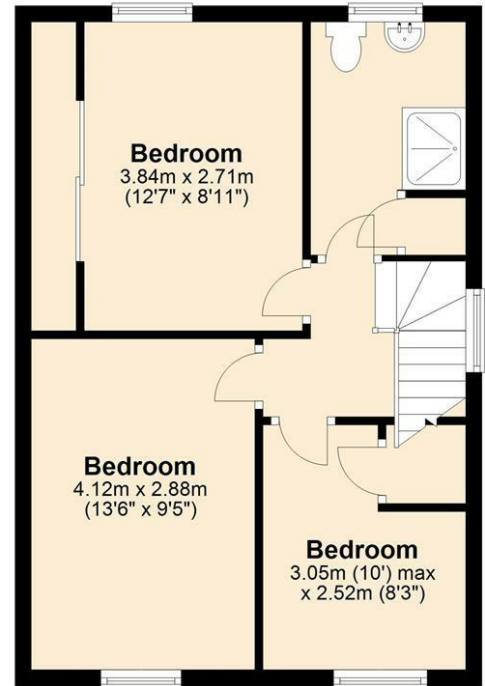
## Ground Floor

Approx. 75.3 sq. metres (810.2 sq. feet)



## First Floor

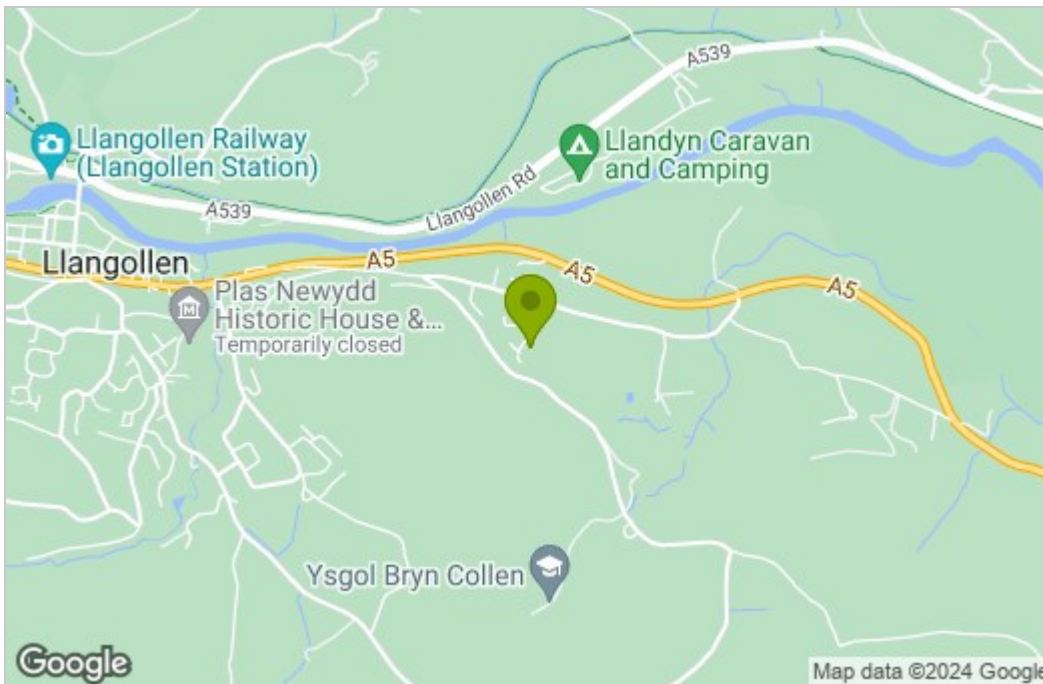
Approx. 44.2 sq. metres (475.6 sq. feet)



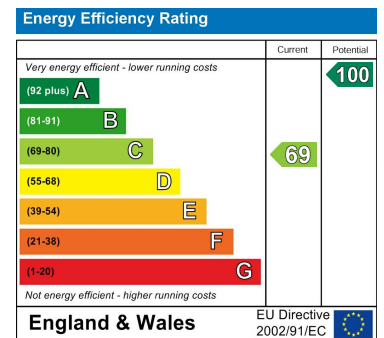
Total area: approx. 119.4 sq. metres (1285.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).  
Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.