

Wingetts

More than just estate agents



28 Maes Helyg, Llangollen, LL20 8BX

Price £440,000

A prestige four bedroom detached house in sought after location, within walking distance to Llangollen Town Center. Having all the modern features of a new build property and being only two years old and with the remaining warranty of the NHBC. The accommodation is arranged over three floors and briefly comprises lounge, open plan kitchen/diner, utility, ground floor w.c, spacious master suite to the third floor and three further double bedrooms, one with en-suite and family bathroom. Externally there is a private drive offering off road parking, garage and sunny aspect rear garden.

Location

Maes Helyg is a popular residential area within walking distance of the picturesque town of Llangollen with its excellent range of shopping facilities, wine bars, pubs and restaurants. Popular amongst walkers because of the natural scenery. The town also has good road links allowing for daily commuting to the major Commercial and Industrial centres of the region. Llangollen has both primary and secondary schools.

Accommodation

Steps lead to entrance door with canopy over and opening into:-

Entrance Hall

Ground Floor W.C

UPVC double glazed window to front, close coupled w.c, wash hand basin, tiled floor and radiator.

Lounge

UPVC double glazed walk in bay window to front, radiator.

Kitchen/Dining Room

Modern fitted kitchen with a range of base and wall units, complimented by work surface areas, integrated appliances, gas hob with extractor above, electric oven and grill, central breakfast bar island. Two sets of UPVC double glazed French doors opening into the rear garden, window to rear, velux windows, radiators, spotlights to ceiling.

Utility Room

Base and wall units with work surface area incorporating sink unit, space for washing machine and dryer, external door to side.

On The First Floor

Stairs from the hallway rise to the first floor with doors off to all rooms.

Bedroom One

UPVC double glazed window, radiator

En-Suite

Shower enclosure, w.c, wash hand basin, UPVC double glazed window, tiled floor.

Bedroom Two

UPVC double glazed window, radiator

Bedroom Three

UPVC double glazed window, radiator

Bathroom

White suite of bath, w.c and wash hand basin, UPVC double glazed window, part tiled walls, tiled floor, extractor and radiator.

Master Bedroom Suite

Situated on the third floor is this spacious master bedroom with lots of natural light through its dual aspect windows and velux windows, radiators.

En-Suite

Comprising walk in shower enclosure, bath, w.c, wash hand basin, heated towel rail, 2 velux windows, tiled floor.

Outside

Private drive to front offering ample off road parking and leading to the garage with personal side door Steps to entrance door with small lawned area to front. The rear garden is mainly lawned with paved patio and decorative borders.



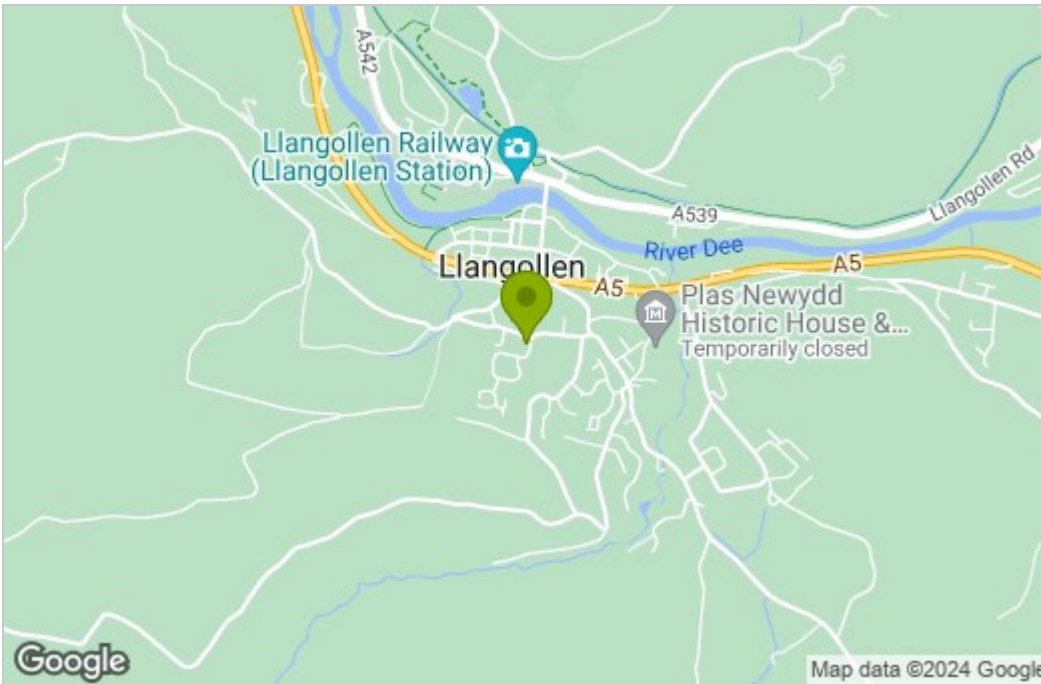
Floor Plan



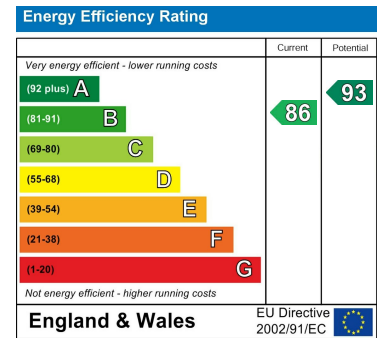
Total area: approx. 205.1 sq. metres (2207.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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