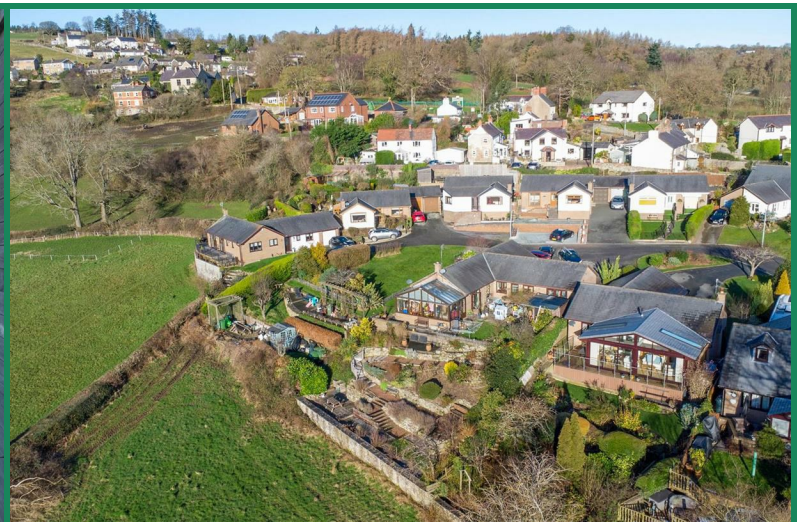




12 Cae Bryn

Garth, LL20 7DQ

Offers In The Region Of £275,000



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Location

Located within the quaint village of Garth approximately three miles from the picturesque riverside tourist town of Llangollen which offers an excellent range of shopping facilities and social amenities and within commuting distance of the major commercial areas of the region such as Chester, Wrexham and Oswestry.

The Village has a highly regarded primary school within walking distance and is within the catchment area for secondary schools. Popular amongst walkers the semi-rural location offers a lovely countryside environment and is well worth exploring.

Directions

From Llangollen proceed along A539 into Trevor, turning left just after The Aussie Rooster public house, proceed up the hill for approximately 1/2 mile, turn left into Cae Bryn. Continue into the development and the property will be observed on the right.

Accommodation

A newly glazed (safety glass) Composite Entrance door opens to the vestibule with cloaks area, Karndean Oak effect Parquet flooring, radiator and coving to ceiling.

Newly fitted Oak Vaneer doors throughout.

Hallway

Six panel doors to all rooms, radiator, coving to ceiling, useful storage cupboard, digital timer control and ceiling hatch to roof space with pull down loft ladder and Baxi combination central heating boiler.

Lounge

18'2" x 12'1" (5.53 x 3.68)

A UPVC double glazed window to front provides lovely views over the Dee Valley, side double glazed window, two radiators, coving to ceiling and multifuel burner with Oak mantle and slate hearth.

Kitchen

12'0" x 8'10" (3.65 x 2.70)

Brand new fitted kitchen of soft closing Grey base and wall units complimented by white granite work surface areas, integrated oven and grill, ceramic hob with extractor hood over, spotlights to ceiling, laminate flooring, UPVC double glazed window.

Dining Room

8'10" x 9'4" (2.69 x 2.84)

An excellent addition to the bungalow providing a pleasant aspect overlooking the rear garden, UPVC double glazed windows. LED ceiling lights, laminate flooring, electric wall heater and wall lights.

Bedroom One

13'5" x 10'5" (4.10 x 3.18)

A good sized double bedroom with UPVC double glazing window overlooking the rear garden and radiator, recently fitted with an attractive range of fitted wardrobes with overbed storage cupboards and bedside drawer units.

Bedroom Two

12'2" x 8'10" (3.72 x 2.69)

Able to accommodate a double bed with UPVC double glazed side window and radiator.

Bedroom Three

12'5" x 9'10" (3.78 x 2.99)

UPVC double glazed window enjoying splendid views and radiator.

Bathroom

Beautifully appointed with a modern white suite of close coupled w.c, rectangular wash basin with waterfall mixer tap, "Roca" bath with fixed drench shower head and flexible second shower attachment, shower screen, easy clean wall panels, part ceramic tiled walls with border, Karndean tile effect flooring, inset ceiling spotlights, chrome heated towel rail and UPVC double glazed window.

Outside

The property is approached via steps with decorated handrail and a driveway for two cars and additional side slated parking for two further cars. A detached brick built garage has an up and over door, lighting and power and side personal door. An external door to the side of the property gives access into the basement which has good ceiling height. Two side garden gates lead into the rear garden with lawned and patio areas, barbeque area and steps up to a further decked and astro turf seating area enjoying

the views, a good store shed with the benefit of water and electric.



Road Map



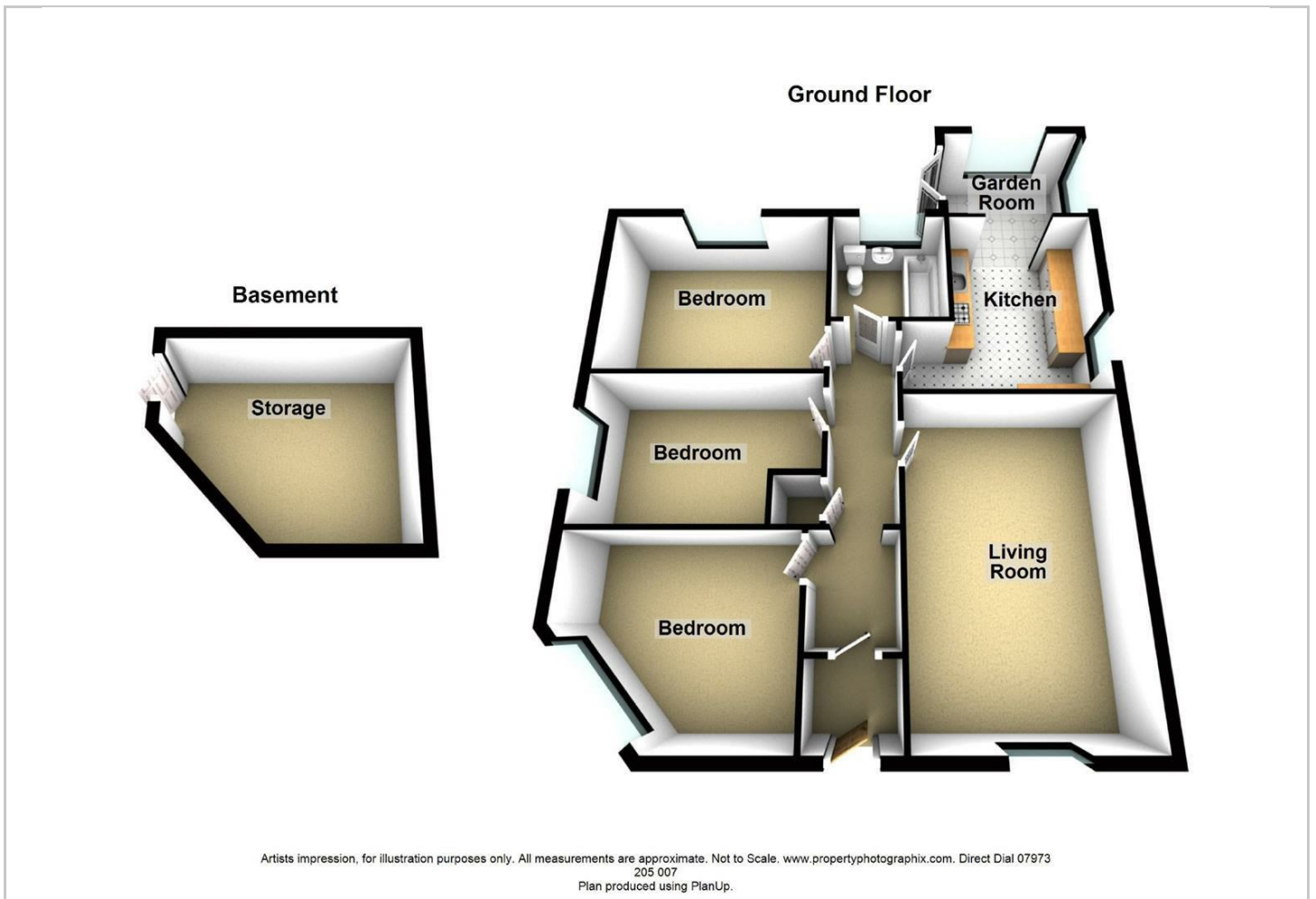
Hybrid Map



Terrain Map



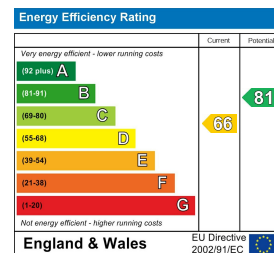
Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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