

Wingetts

More than just estate agents



53 Tyn Y Celyn Drive, Llangollen, LL20 7PN

Offers In The Region Of £300,000

A rare opportunity to purchase this delightful three bedroom detached bungalow in the sought after residential location of Tyn Y Celyn Drive which is within walking distance of the Town. Its position enjoys both a sunny aspect along with views towards the Panorama and Castell Dinas Bran. Accommodation briefly comprises spacious lounge with raised patio off, large kitchen/diner with wood burner, master bedroom with en-suite, family bathroom. Externally there is private parking for several cars, garage and good sized sunny aspect rear garden.

Location

Located within the Dee Valley, an area of outstanding natural beauty that enjoys stunning views of the Welsh Hills and yet within walking distance of the Historic riverside town of Llangollen with its excellent range of restaurants, bars boutique style shops and outdoor activity centres. The day to day amenities include both Primary and Secondary schools, Health Centre, Dentists, supermarkets and a frequent bus service that operates to the neighbouring towns. There are excellent road links that allow for daily commuting to Wrexham, Chester, Oswestry, the North West and North Wales.

Accommodation

UPVC entrance door opens into:-

Hall

Hall with cloaks area and opens into:-

Lounge 20'5" x 13'9" (6.24 x 4.20)

Light and spacious lounge with large UPVC double glazed window to side and door leading onto the raised patio from which to admire the setting. Central fireplace in surround, radiator and door leading into:-

Kitchen/Diner 19'2" x 11'10" (5.86 x 3.62)

A welcoming family room, having kitchen/dining and sitting area, log burner, feature sky light and fully tiled floor. Kitchen area has a fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over and UPVC double glazed window above offering views towards Castell Dinas Bran and the Panorama. Gas hob with electric oven/grill below, plumbing for dishwasher, space for fridge/freezer, wall mounted gas combi boiler, UPVC double glazed window to side and door into:-

Rear Hall

With UPVC external door leading to the garden.

Master Bedroom 13'6" x 10'10" (4.13 x 3.32)

UPVC double glazed window over looking the rear garden, radiator and door to:-

En-Suite

Shower enclosure with mains shower, w.c, wash hand basin, storage cupboard, part tiled walls and tiled floor.

Bedroom Two 10'8" x 10'9" (3.26 x 3.28)

Versatile room with UPVC double glazed patio doors opening to the rear garden, radiator.

Bedroom Three 9'7" x 7'10" (2.94 x 2.40)

UPVC double glazed window, radiator.

Bathroom

Bath with electric shower over, w.c, wash hand basin, UPVC double glazed window to side, tiled walls.

Outside

Driveway to front offering ample off road parking and leading to the garage with lighting, power and personal side door. To the front is a raised patio area accessed from the lounge and side gate into the rear garden. The sunny aspect rear garden is a particular feature of the bungalow, mainly paved for ease of maintenance and having patio

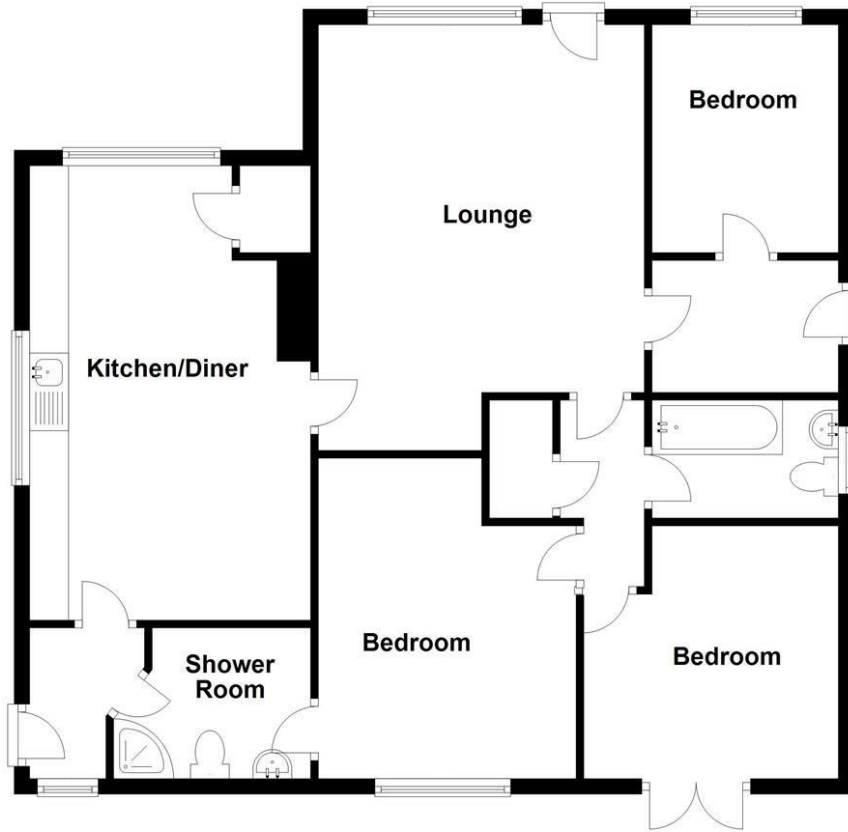
areas, vegetable plots, a variety of fruit trees, greenhouse and lawn.



Floor Plan

Ground Floor

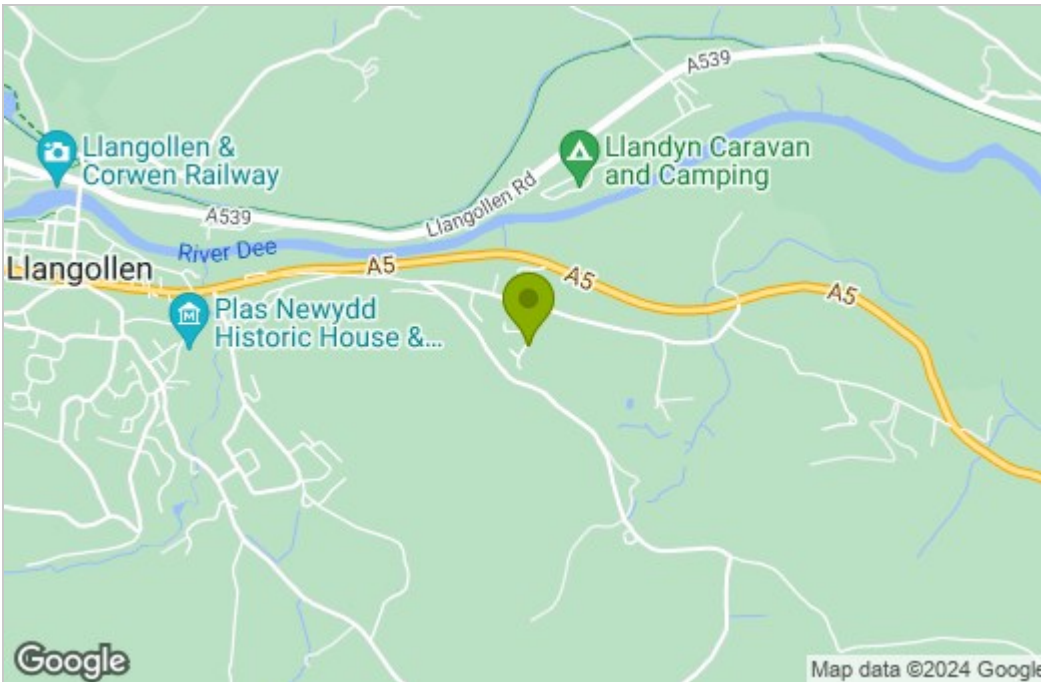
Approx. 95.4 sq. metres (1027.3 sq. feet)



Total area: approx. 95.4 sq. metres (1027.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	

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.