

Wingetts

More than just estate agents



1 Maes Helyg, Llangollen, LL20 8BX

Price £320,000

A Four bedroom detached house situated on the popular Maes Helyg estate offering an open aspect and sunny rear garden with delightful views. This property has everything a family home requires, briefly comprising lounge, open plan kitchen/diner with patio doors onto the sun terrace, utility, ground floor w.c. The first floor has master bedroom with en-suite, three further bedrooms and family bathroom. Externally there is a private drive to side leading to the detached garage and giving access into the rear garden.

NO CHAINEARLY INSPECTION ESSENTIAL

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

Composite entrance door with canopy over opens into:-

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, useful under stairs storage cupboard and doors off to all rooms.

Ground Floor W.C

W.C, wash hand basin, window to side.

Lounge 16'5" x 11'6" (5.01 x 3.51)

UPVC double glazed window to front, radiator.

Kitchen/Dining Room 13'0" x 19'0" (3.97 x 5.80)

A light and airy family space with delightful views over the valley through the UPVC Patio doors to dining area. Kitchen area is fitted with a range of base and wall cupboards complimented by work surface areas incorporating a sink/drainage with mixer tap over and UPVC double glazed window above. 5 ring gas hob with electric oven below and extractor above. Integrated fridge/freezer, integrated dishwasher, spotlights to ceiling. Door to:-

Utility 4'7" x 5'10" (1.40 x 1.80)

Fitted base and wall cupboards, sink unit with mixer tap and work surface, plumbing for washing machine, space for dryer, external side door.

On The First Floor

Stairs rise from the hall to the first floor landing with ceiling hatch to roof space, airing cupboard housing the Worcester combi boiler and doors off to all rooms.

Master Bedroom 12'5" x 6'6" (3.79 x 2.00)

UPVC double glazed window to front, radiator and door to:

En-Suite

Shower enclosure with mains shower, w.c, wash hand basin, heated towel rail and extractor.

Bedroom Two 7'2" x 10'10" (2.20 x 3.32)

UPVC double glazed window to rear, lovely far reaching views, radiator.

Bedroom Three 7'3" x 7'10" (2.22 x 2.39)

Commanding views over the valley through the UPVC double glazed window, radiator.

Bedroom Four 7'6" x 7'2" (2.29 x 2.19)

UPVC double glazed window to front, radiator.

Family Bathroom

Bath with mains shower over, w.c, wash hand basin, window to side and extractor.

Garage

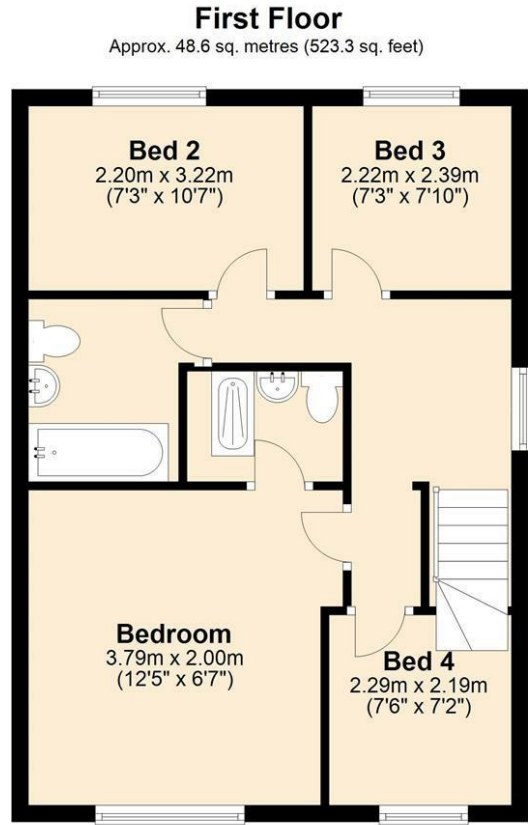
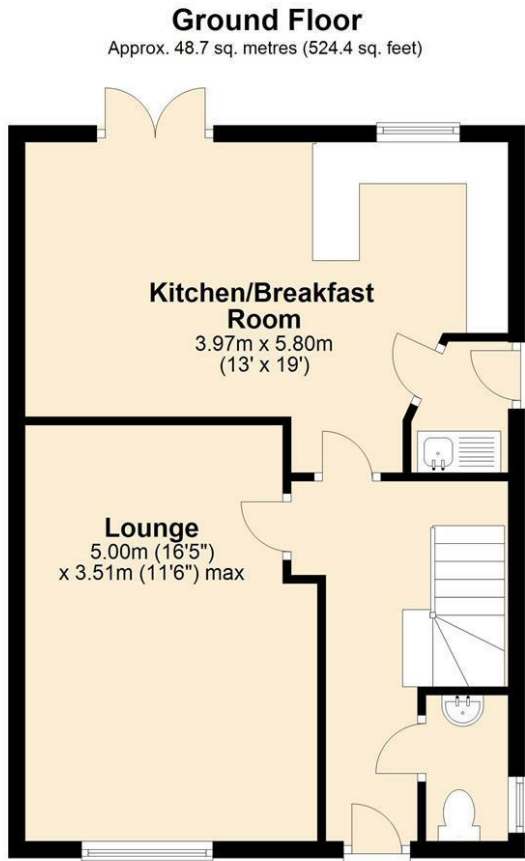
Up and over door with personal side door, fully insulated, lighting and power.

Outside

Driveway offering ample off road parking, small lawned area with stocked borders to front. Side gate



Floor Plan



Total area: approx. 97.3 sq. metres (1047.7 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.

1 Maes Helyg, *

Area Map



Energy Efficiency Graph

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

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