



4 Tyn Y Celyn Drive, Llangollen, LL20 7PN

Price £395,000

A substantial four bedroom detached house offering spacious family accommodation in this sought after residential location and within walking distance of Llangollen town centre. The accommodation briefly comprises large lounge, family day/dining room with access into the rear garden, kitchen/breakfast room with internal door to the garage, ground floor w.c. The first floor offers four good sized bedrooms, master having en-suite, and family bathroom. Externally there is a private drive to front offering off road parking, garage, garden to front and good sized sunny aspect rear garden. NO CHAIN Energy Rating D (63)

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 with glazed panels opens into:-

Entrance Porch

Window to side and internal door to:-

Hall

Entrance hall with stairs rising to the first floor, door off to lounge and door to:-

Ground Floor W.C

UPVC double glazed window to front, w.c, wash hand basin and radiator.

Lounge 15'2" x 14'0" (4.63 x 4.28)

A lovely family room with large UPVC double glazed window to front, electric fire in surround, built in TV stand, two radiators, double doors open into:-

Family Day/Dining Room

A spacious and versatile space with sliding patio doors leading into the rear garden, UPVC double glazed window to rear, radiator, useful under stairs storage cupboard.

Kitchen/Breakfast Room 13'1" x 11'9" (4.00 x 3.59)

Fitted with an extensive range of base and wall units complimented by work surface areas, sink unit with large UPVC double glazed window above overlooking the rear garden, integrated dishwasher, integrated fridge/freezer, integrated double electric oven, gas hob, UPVC external door and door to:-

Integral Garage 16'9" x 11'9" (5.13 x 3.59)

Plumbing for washing machine, electric roller door, wall mounted "Worcester" gas boiler, mains electric board.

On The First Floor

Stairs from the hallway rise to the first-floor landing with doors off to all rooms, ceiling hatch to roof space.

Master Bedroom Suite 11'8" x 11'9" (3.58 x 3.59)

Large UPVC double glazed window to front with far reaching views, radiator.

En-Suite

Shower enclosure with mains shower, w.c, wash hand basin in vanity unit, heated towel rail, tiled walls, UPVC double glazed window to rear.

Bedroom Two 15'2" x 11'0" (4.63 x 3.37)

UPVC double glazed window to front, built in wardrobes with overbed storage, built in bedside units, built in dressing table, radiator.

Bedroom Three 10'8" x 11'0" (3.27 x 3.37)

UPVC double glazed window to rear, radiator.

Bedroom Four 11'0" x 7'7" (3.37 x 2.32)

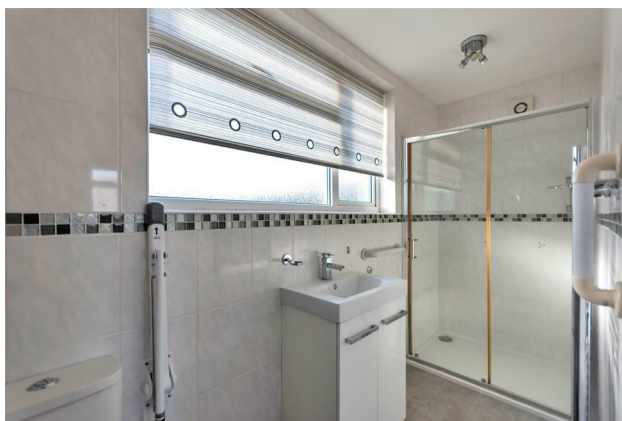
UPVC double glazed window to front, radiator.

Family Bathroom

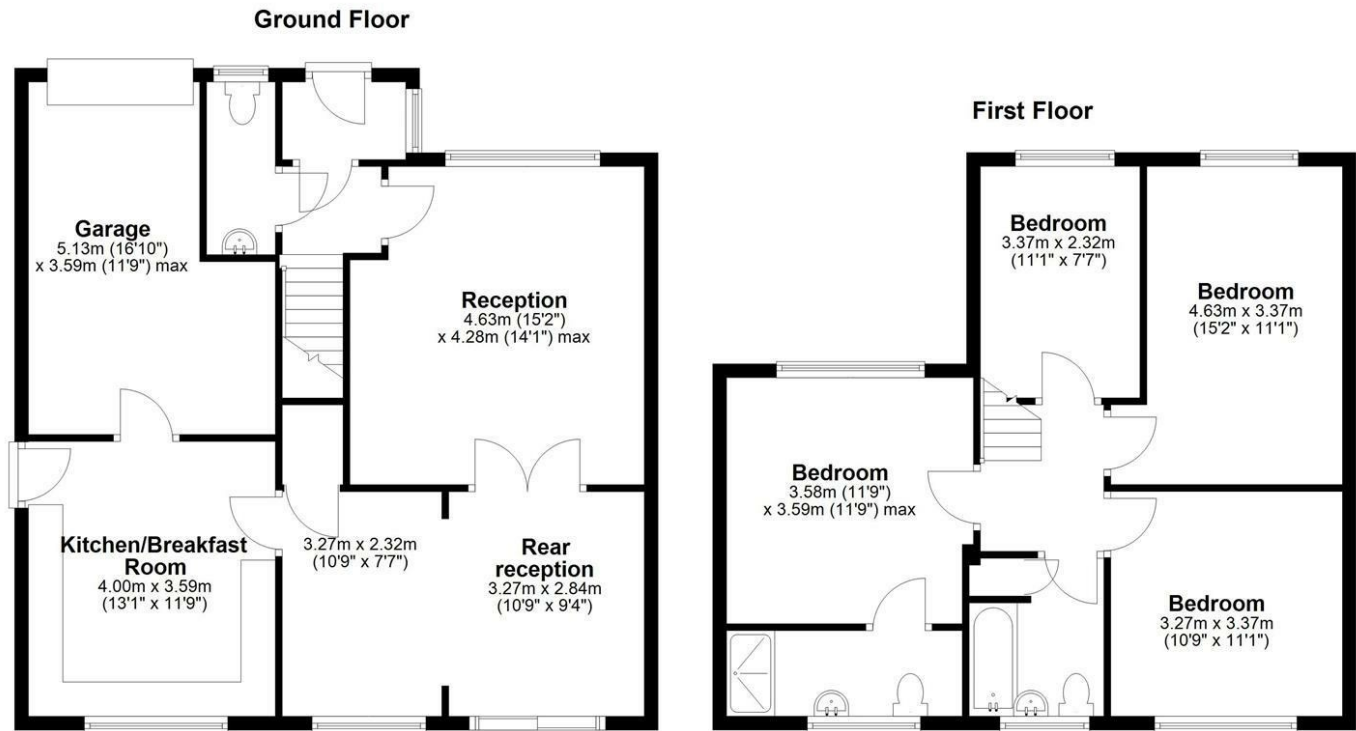
Bath with electric "Triton" shower over, w.c, wash hand basin, UPVC double glazed window, heated towel rail. Airing cupboard housing the hot water tank.

Outside

Block paved drive to front, offering ample off road parking and leading to the garage. Lawned garden to front with decorative borders and boundary wall, side path leads into the sunny aspect rear garden. The rear garden is a particular feature of this lovely family home which is mainly laid to lawn with stocked borders, summer house and patio from which to enjoy the setting, all of which is enclosed for a safe family environment.

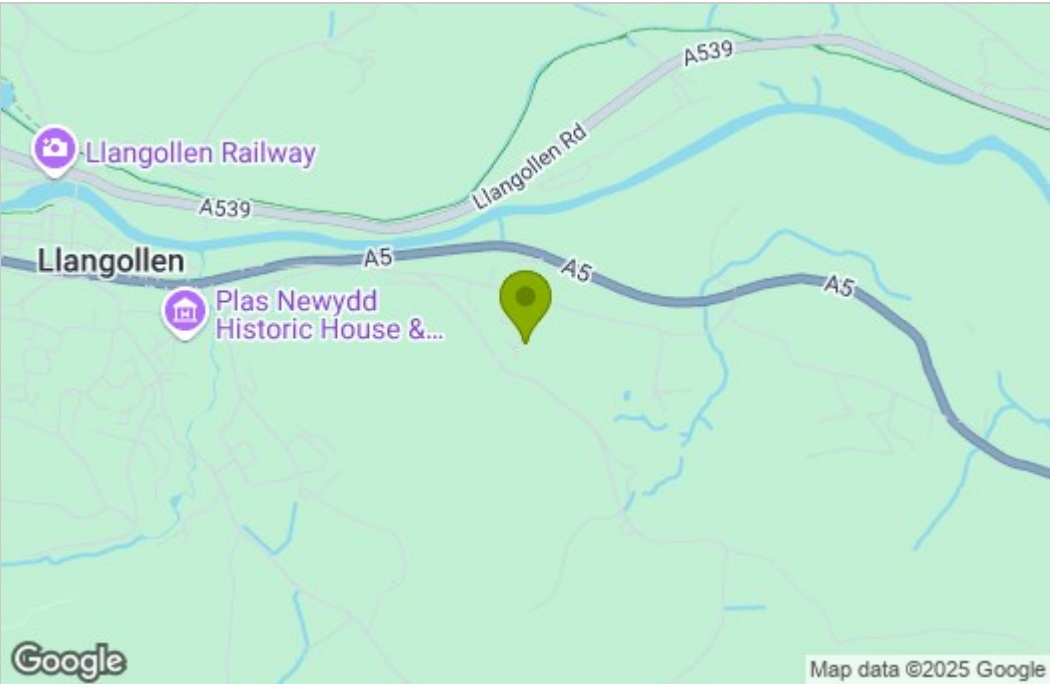


Floor Plan

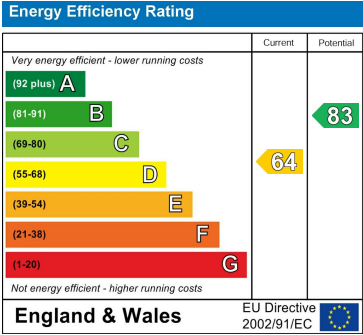


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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