



**2 Maes Helyg, Llangollen, LL20 8BX**  
**Price £520,000**

A stunning five bedroom/four bathroom detached family home within walking distance of the Riverside town of Llangollen. The situation of this particular house commands views through the majority of its windows towards Castell Dinas Bran and the Panorama, with a delightful sunny aspect rear garden with far reaching views all around. Finished to a high standard by the current owners and benefiting from mains smoke alarms and sprinkler system, security alarm system. This spacious family home offers lounge, dining room, ground floor w.c, open kitchen/sitting area, utility, four bedrooms on the first floor, one having en-suite and two sharing Jack & Jill en-suite along with a family bathroom. The top floor Master Suite offers spacious bedroom, sitting area, walk in wardrobe and large en-suite, commanding views over the valley. Externally there is private parking, detached garage and sunny aspect rear garden, offering several patio areas from which to enjoy the setting. Viewing essential to appreciate all this property has to offer.

## 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 glazed panels and canopy over opens into:-

### Entrance Hall 23'1" x 6'7" (7.05 x 2.01)

Ivory gloss tiles to floor, stairs rising to the first floor, useful storage cupboard with alarm control panel, 2 radiators, spot lights to ceiling and doors off to all rooms.

### Ground Floor W.C 6'1" x 2'5" (1.86 x 0.76)

W.C, wash hand basin and extractor.

### Lounge 21'1" x 13'6" (6.43 x 4.12)

UPVC double glazed window to front, UPVC double glazed frosted window to side, electric fire in surround, two radiators.

### Dining Room 12'10" x 10'2" (3.92 x 3.12)

UPVC double glazed window to front, radiator.

### Kitchen & Sitting Room 28'2" x 11'6" (8.61 x 3.53)

A spacious family room having kitchen area and sitting area which opens into the rear garden. Great natural light through the UPVC doors and windows, along with velux windows. The kitchen area is fitted with a range of base and wall units, incorporating sink/drainage with mixer tap above and complimented by quartz work surface areas. 5 ring Induction hob with extractor above, electric self cleaning oven and combi microwave oven/grill, integrated dishwasher, integrated fridge/freezer, central island with quartz top, storage underneath and breakfast bar. Ivory gloss tiles throughout, spot lights to ceiling, sitting area with TV point and radiator.

### Utility 7'4" x 6'1" (2.26 x 1.86)

Continuation of the Ivory gloss floor tiles leads from the kitchen into the utility room, fitted base and wall units with work surface areas, sink unit with mixer tap over, plumbing for washing machine, space for dryer, radiator, external side door.

## On The First Floor

Stairs rise from the hallway to the spacious first floor landing, airing cupboard housing the Worcester boiler and water tank, two radiators, doors off to all rooms.

### Bedroom Two 10'9" x 11'2" (3.28 x 3.41)

UPVC double glazed window to front with lovely views over the valley, USB socket radiator. Door to:-

### En-Suite 7'6" x 4'1" (2.29 x 1.25)

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

### Bedroom Three 11'2" x 10'3" (3.42 x 3.14)

UPVC double glazed window to front with far reaching views, radiator and door to:-

### Jack & Jill En-Suite 7'6" x 3'11" (2.30 x 1.21)

Servicing bedrooms 3 & 4. Shower enclosure, w.c, wash hand basin, heated towel rail, spotlights to ceiling.

### Bedroom Four 10'3" x 9'1" (3.14 x 2.78)

UPVC double glazed window to rear overlooking the rear garden and views beyond, radiator and door to en-suite.

### Bedroom Five 10'9" x 9'1" (3.28 x 2.79)

UPVC double glazed window overlooking the rear garden and views beyond, radiator.

### Family Bathroom 6'7" x 4'10" (2.01 x 1.48)

Bath, w.c, wash hand basin, heated towel rail and spot lights to ceiling, frosted window to rear.

## On The Second Floor

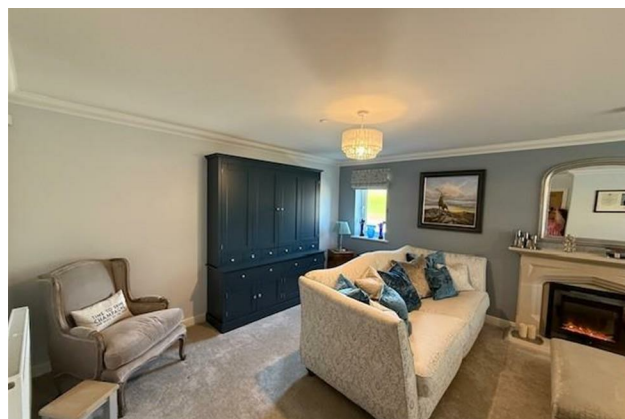
Stairs rise from the first floor landing into:-

### Master Suite bedroom/sitting - 24'10" x 28'2" (bedroom/sitting - 7.59 x 8.61)

An impressive suite arranged over the whole top floor having large bedroom area, sitting area, walk in wardrobe and large en-suite. Stunning views through the two UPVC double glazed windows to front, looking towards Castell Dinas Bran, three radiators and USB port. Three velux windows supplying a great degree of natural light. Walk in wardrobe with velux window, radiator and double socket. En-suite with bath and separate shower enclosure, w.c, wash hand basin, heated towel rail, storage cupboard and velux window.

## Outside

Stocked border to front with driveway to side, leading to the detached garage, having roller door, personal side door, power and lighting. Side gate opens into the sunny aspect rear garden, designed to take advantage of its position offering far reaching views over the town and towards Castell Dinas Bran and the Panorama. Lower tier patio area and gated access to front, steps rise to the decorative patio from which to enjoy outdoor entertaining, wrap around lawn to the top tier with stocked borders and delightful raised sun patio with corner seating from which to enjoy the setting. Outdoor lighting, power socket and water supply.





Floor Plan

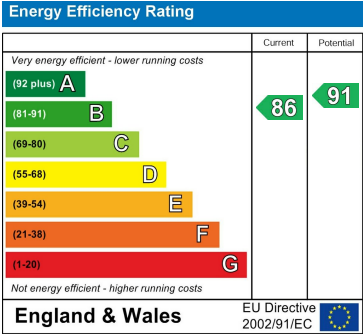


Total area: approx. 224.8 sq. metres (2420.0 sq. feet)  
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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