



67 Maes Helyg, Llangollen, LL20 8BX
Price £325,000

A well appointed three bedroom detached house situated on the popular Maes Helyg estate with sunny aspect rear garden and delightful views over the valley and towards Castell Dinas Bran. This property has everything a family home requires, and benefits from a quiet location at the edge of the estate with additional parking adjacent. The accommodation briefly comprises lounge with fitted TV & fire, open plan kitchen/diner with patio doors onto the sun terrace, ground floor w.c. The first floor has master bedroom with en-suite, two further bedrooms and family bathroom. Externally there is a private drive to side with gated access into the rear garden which has several patio areas from which to enjoy outdoor dining whilst admiring the views.

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 15'8" x 10'0" (4.79 x 3.06)

UPVC double glazed window to front, radiator, built in 65inch TV within surround and feature electric fire below.

Kitchen/Dining Room 10'8" x 17'4" (3.26 x 5.30)

A light and airy family space with delightful views over the valley through the UPVC Patio doors to dining area which open into the rear garden. 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. Four ring gas hob with extractor above, integrated oven and grill, Integrated fridge/freezer, integrated dishwasher, spotlights to ceiling.

On The First Floor

Stairs rise from the hall to the first floor landing with ceiling hatch to roof space having pull down ladder, doors off to all rooms.

Master Bedroom Suite 11'6" x 11'3" (3.53 x 3.43)

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

En-Suite Shower Room

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

Bedroom Two 10'8" x 9'1" (3.26 x 2.79)

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

Bedroom Three 6'8" x 7'10" (2.04 x 2.41)

UPVC double glazed window to rear, radiator.

Family Bathroom

Bath, w.c, wash hand basin, window to front and extractor.

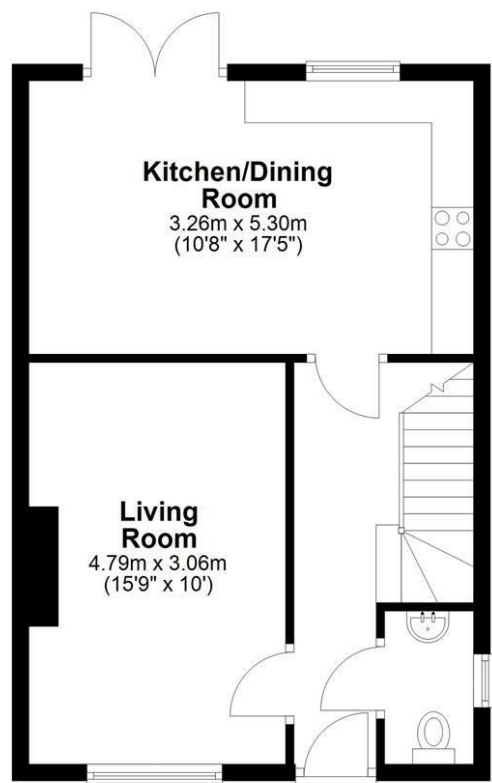
Outside

Driveway offering ample off road parking with gate opening into the sunny aspect rear garden which offers delightful views over the valley. Several patio areas from which to enjoy outdoor entertaining, shed, outdoor lighting and water tap.

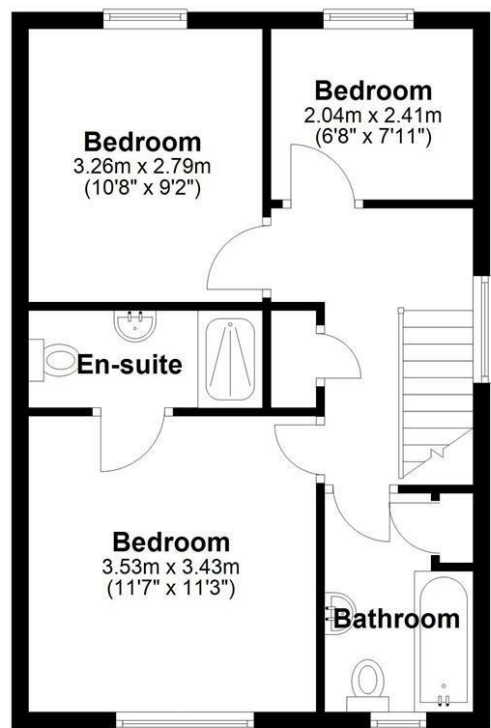


Floor Plan

Ground Floor



First Floor



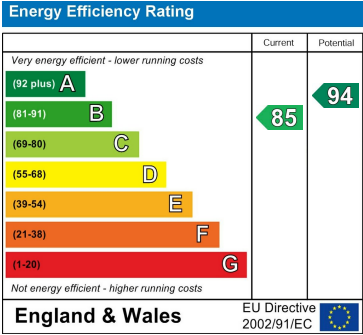
Total area: approx. 86.5 sq. metres (931.1 sq. feet)

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.

67 Maes Helyg KAD, *



Energy Efficiency Graph



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