



Ty Ifa Sun Bank, Llangollen, LL20 8EG

Price £425,000

A spacious and well appointed three bedroom detached barn conversion, situated in a south facing elevated location overlooking the picturesque Dee Valley. There is ample off road parking to both front and rear. The accommodation briefly comprises spacious kitchen/dining room, family lounge with far reaching views, master bedroom with en-suite, family bathroom and two further bedrooms. Externally there is a raised lawn garden and patios from which to admire the setting.

Location

Ty lfa is located in a breath-taking position on "Sun Bank", overlooking the picturesque Dee Valley with views towards the Welsh Hills. Just on the outskirts of the popular riverside town of Llangollen, famous for its Musical International Eisteddfod, and amazing historical landscape, there is an excellent range of day to day shopping facilities, boutique style shops, bars and restaurants. There are good road links to the A483 bypass which links Wrexham, Chester and Oswestry which allows for daily commuting to the major commercial and industrial centres of the region.

Accommodation

Part glazed stable door opens into:-

Kitchen/Dining Room 15'5" x 20'7" (4.71 x 6.29)

Large family room comprising a range of fitted base units complimented by work surface areas incorporating sink unit. Electric hob with oven below and stainless steel extractor above. Plumbing for dishwasher, space for fridge/freezer, part tiled walls, slate flooring with under floor heating, two windows to front, useful store cupboard, steps down to:-

Reception Room 15'5" x 15'0" (4.71 x 4.58)

Light and airy room with large window to front offering far reaching views, slate flooring with under floor heating, window to rear.

On The First Floor

Stairs rise from the kitchen to the first floor split level landing, access to roof hatch, doors off to all rooms.

Master Bedroom Suite 10'3" x 11'9" (3.13 x 3.60)

Juliet balcony to side from which to admire the views over the Dee Valley, radiator, loft hatch and door to:-

En-Suite

Large walk in shower cubicle with bespoke tiling, having mixer shower, wash hand basin and low level flush w.c. airing cupboard with hot water cylinder/slatted shelving. Window to front, heated towel rail, part tiled walls, tiled floor and extractor fan.

Bedroom Two 7'8" x 14'4" (2.34 x 4.37)

Window to rear, radiator.

Bedroom Three 7'5" x 13'3" (2.27 x 4.05)

Window to front, radiator.

Family Bathroom

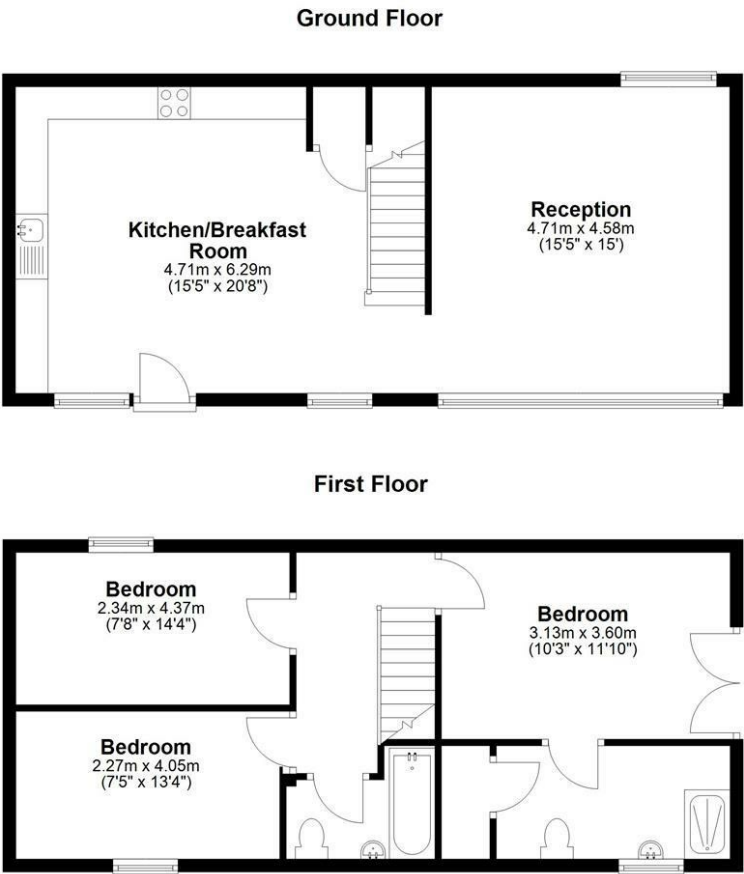
Panel bath with shower attachment, wash hand basin and low level flush w.c.,. Tiled floor, part tiled walls, heated towel rail, velux window and extractor fan.

Outside

The property is approached over gravelled driveway to front offering parking. Access either side leads into the rear garden with additional gravelled driveway offering additional parking/space for camper, raised lawn area, lower patio (currently housing a hot tub) and paved patio terrace, all of which provides a delightful outdoor entertaining area from which to admire the panoramic views.



Floor Plan



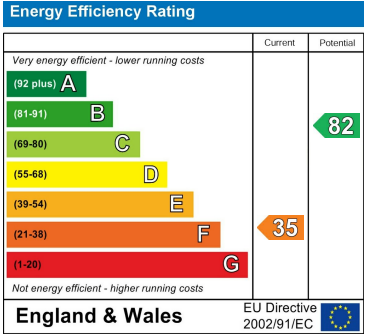
Total area: approx. 102.3 sq. metres (1101.4 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Ty Ifa Sun LB, *

Area Map



Energy Efficiency Graph



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