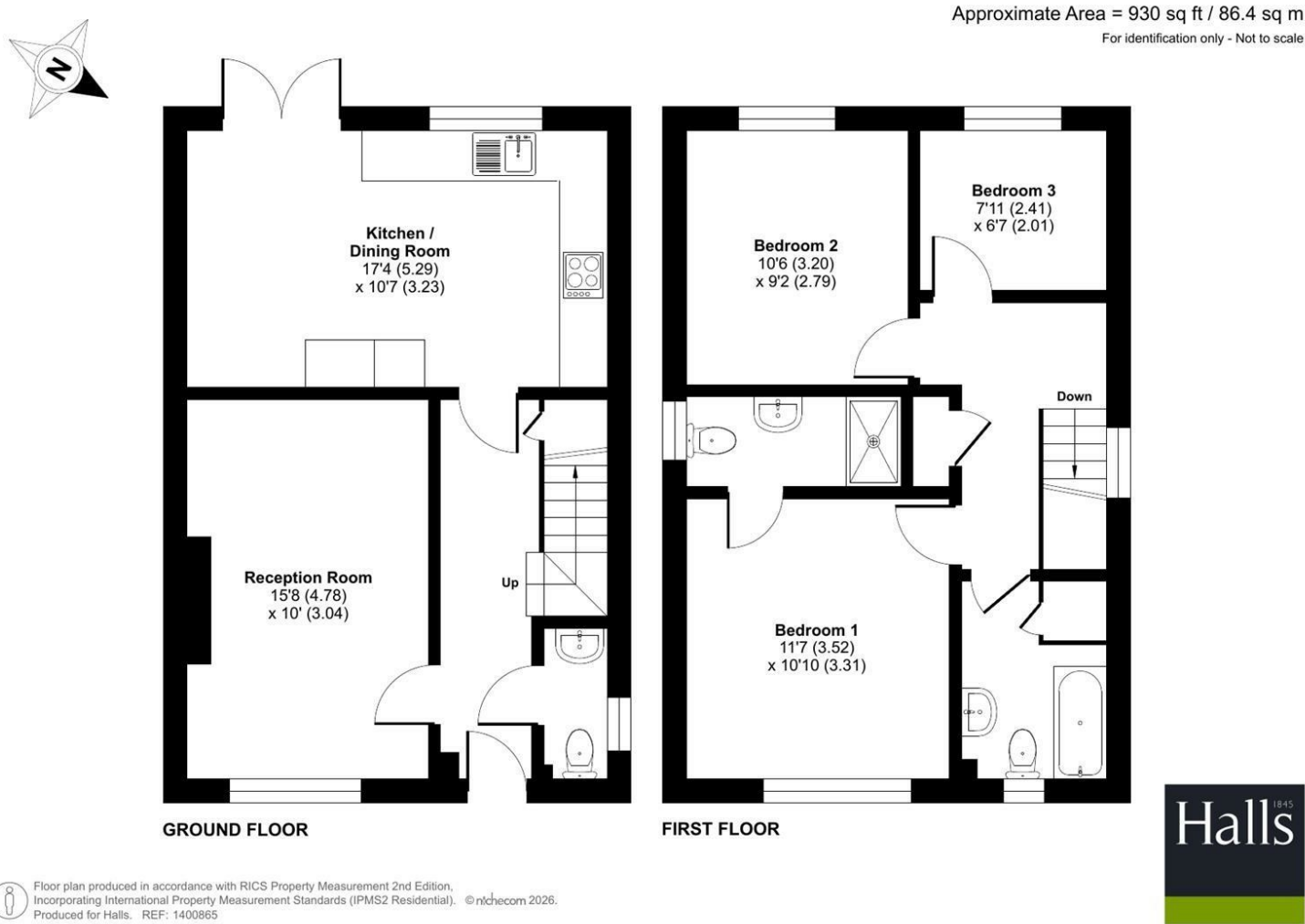


FOR SALE

67 Maes Helyg, Llangollen, LL20 8BX



FOR SALE

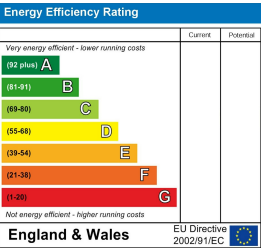
Offers in the region of £319,950

67 Maes Helyg, Llangollen, LL20 8BX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented three-bedroom detached family home occupying a pleasant position within the popular residential development of Maes Helyg, enjoying attractive views across the Dee Valley and surrounding countryside.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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01691 670320



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Popular residential development with views across the Dee Valley.
- Ample off-road parking.
- Well-presented living accommodation throughout.
- Modern three bedroom detached property.
- Enclosed, low-maintenance rear garden.
- Easy access to town centre and countryside walks.

DESCRIPTION

The property is a well-presented modern detached family home, offering thoughtfully arranged and well-proportioned accommodation over two floors. The layout has been designed with modern living in mind, providing a comfortable balance between reception space and practical family accommodation.

To the ground floor, the property is entered via an entrance hallway which leads through to a bright and spacious reception room, ideal for everyday living and relaxation. To the rear, a generous kitchen/dining room forms the heart of the home, providing ample space for both food preparation and dining, with direct access to the rear garden making it well suited for entertaining and family use. A ground floor cloakroom completes the accommodation on this level.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom which enjoys pleasant outlooks across the surrounding area and an ensuite bathroom. The remaining bedrooms are served by a modern family bathroom, providing comfortable accommodation for family members or guests.

The property is well maintained throughout and would appeal to a range of buyers, including families, professional couples or those seeking a manageable detached home within a popular residential setting. Its elevated position within the development allows for attractive views across the Dee Valley and the surrounding countryside, further enhancing the appeal of the home.

OUTSIDE

Externally, the property benefits from a private rear garden which has been landscaped for low-maintenance enjoyment and features paved seating areas, gravelled sections and space suitable for outdoor dining and entertaining. The elevated position allows for attractive views over the surrounding area. To the side, the property also provides off-road parking

SITUATION

Maes Helyg is a popular residential development situated on the outskirts of Llangollen, a historic and vibrant market town renowned for its scenic setting within the Dee Valley. The town offers a range of everyday amenities including shops, cafés, public houses and tourist attractions, together with excellent access to walking routes, countryside and the wider Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

DIRECTIONS

From Llangollen town centre, proceed east along the A5 towards Wrexham. After a short distance, turn left signposted for Maes Helyg. Continue into the development and follow the road where the property will be found set back from the road.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage. None of the services, appliances or electrical systems have been tested by Halls.

W3W

///crowds.earplugs.clap

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band: E

LOCAL AUTHORITY

Denbighshire County Council.

SCHOOLING

The area is well served by a range of primary and secondary schools, together with further education and independent schooling options available in Llangollen, Corwen, Wrexham and the surrounding region, making the location particularly suitable for family occupation.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.