

BOWEN

PROPERTY SINCE 1862



Asking Price £530,000

5 Bedrooms 3 Bathrooms

Plot 63 Maes Helyg, Llangollen LL20 8BX

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General Remarks

A brand new high specification detached family house available with no upward chain providing bright and spacious accommodation on the upper fringe of Llangollen enjoying views from the rear towards Castell Dinas Bran. The accommodation features an impressive and flexible kitchen and day room with separate lounge and dining room and well fitted utility with four bedrooms and three bathrooms on the first floor. At second floor level there is a main suite with bedroom and sitting area and dressing and bathroom off. Parking to side driveway with detached brick garage. Viewing recommended. Stamp Duty Paid. EPC Rating - 85|B.

Accommodation

On The Ground Floor:

Reception Hall: 23' 1" x 6' 5" (7.04m x 1.96m)

Approached through a double glazed door. Wood-effect flooring. Alarm control. Two radiators. Central heating control unit. Understairs storage cupboard off.

Cloakroom: 6' 1" x 2' 7" (1.86m x 0.79m) Fitted with a two piece suite finished in white having range of chrome finished fittings including monobloc mixer tap to pedestal wash hand basin with matching close flush w.c. Tiled splash-back to basin. Extractor fan.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen/Dining Room/Morning Room: 28' 0" x 9' 11" (8.53m x 3.02m) Fitted with pale grey toned panel-fronted units finished with solid white granite topped work surfaces including island unit incorporating breakfast bar. Inset stainless steel sink unit with monobloc mixer tap attachment set into range of base storage cupboards including integrated dishwasher. Wide storage drawers including cutlery tray with pan drawers beneath. Matching units to island also including wide drawer pack. Built-in "Hotpoint" electric double oven and grill with storage housing for pans above and below and having adjacent integrated refrigerator and freezer. "Hotpoint" inset stainless steel five-ring gas burner hob with illuminated cooker hood above. Matching granite splash-backs to work surfaces and also to rear of hob/extractor. Double glazed window. Double glazed roof-lights. Double glazed French windows to rear garden. Laminate wood-effect flooring. Ceiling spot-lights. Two radiators. Heater detector. Morning Room/Dining Room/Day Room has television aerial point with feature ceiling having Velux-style roof-lights and an aspect towards the rear garden and views beyond towards Castell Dinas Bran.

Utility Room: 7' 3" x 6' 0" (2.22m x 1.84m) Fitted with matching units to Kitchen comprising base and wall storage cupboards set beneath feature marble-effect topped work surfaces. Single drainer stainless steel sink unit with monobloc mixer tap attachment. Space with plumbing for automatic washing machine. Space for tumble dryer. Wood-effect flooring. Double glazed back door. Extractor fan. Radiator.

Lounge: 21' 1" x 13' 7" (6.42m x 4.15m) Two radiators. Wood-effect flooring. Double glazed windows. Carbon monoxide detector. Recess for fitted fireplace.

Dining Room/Snug: 12' 9" x 10' 2" (3.89m x 3.11m) Wood-effect flooring. Radiator. Double glazed window. Television aerial point.

On The First Floor:

Landing: 18' 10" x 6' 6" (5.75m x 1.98m) Smoke alarm. Airing cupboard containing wall mounted "Worcester" gas-fired boiler and high pressure water/heating system.

Bedroom 2: 12' 8" x 10' 8" (3.86m x 3.25m) Radiator. Double glazed window. Television aerial point.

En-Suite Shower Room: 7' 6" x 4' 1" (2.29m x 1.25m) Fitted with brand new suite comprising close flush w.c., pedestal wash hand basin with monobloc mixer tap attachment and double-width shower tray having deluge head and vanity shower head above with easy access tray and glazed sliding door cubicle. Range of chrome finished fittings including heated towel rail. Extractor fan. Electric shaver point. Tiling to floor. Half tiling to walls. Full tiling to shower.

Bedroom 3: 11' 1" x 10' 2" (3.38m x 3.10m) Radiator. Double glazed window. Television aerial point. "Jack and Jill" shower room off.

Bedroom 4: 10' 2" x 9' 1" (3.10m x 2.76m) Radiator. Double glazed window. Television aerial point. "Jack and Jill" shower room off.

"Jack and Jill" Shower Room: 7' 7" x 3' 10" (2.32m x 1.16m) Fitted with brand new suite comprising close flush w.c., pedestal wash hand basin with monobloc mixer tap attachment and double-width shower tray having deluge head and vanity shower head above with easy access tray and glazed sliding door cubicle. Range of chrome finished fittings including heated towel rail. Extractor fan. Electric shaver point. Tiling to floor. Half tiling to walls. Full tiling to shower.









"Jack and Jill" Bathroom: 7' 7" x 3' 10" (2.32m x 1.16m)
 Fitted with brand new suite comprising close flush w.c., pedestal wash hand basin with monobloc mixer tap attachment and double-width shower tray having deluge head and vanity shower head above with easy access tray and glazed sliding door cubicle. Range of chrome finished fittings including heated towel rail. Extractor fan. Electric shaver point. Tiling to floor. Half tiling to walls. Full tiling to shower.

Bedroom 5: 10' 8" x 9' 1" (3.24m x 2.77m) Radiator. Double glazed window.

Bathroom: 6' 6" x 5' 8" (1.98m x 1.73m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath. Electric shaver point. Extractor fan. Range of chrome finished fittings including monobloc mixer tap attachment to wash basin and heated towel rail. Ceiling spot-lights. Tiling to floor. Half tiling to walls.

Stair Lobby: Radiator. Double glazed window.

On The Second Floor:

Main Bedroom Suite: 28' 3" x 24' 10" (8.61m x 7.56m) overall with dormer and Velux-style roof-lights. Smoke alarm and ceiling spot-lighting.

Walk-In En-Suite Dressing Room: Fitted shelf and rail unit. Radiator. Velux-style roof-light.

En-Suite Bathroom: Impressively fitted with a four piece suite having range of chrome finished fittings comprising close flush w.c., pedestal wash hand basin, panelled bath and easy access shower tray having chrome finished shower above and enclosing glazed cubicle with sliding door. Extractor fan. Eaves storage off. Tiling to floor. Part tiling to walls with full tiling to shower. Velux-style roof-light. Ceiling spot-lights.

Outside: To the front elevation there is a lawned garden with planted borders in front of the property with paved pathway leading to the front door. At the side there is a cobbled/paved-effect Parking Driveway leading to the detached brick-built Garage which is constructed in matching brickwork to the main property beneath a pitched tile-clad roof. The Garage has light and power and is fitted with an up and over door. To the rear of the property there is an enclosed garden bounded by timber fencing with paved pathway for access leading to a Patio Area. The rear garden enjoys views towards Castell Dinas Bran.

Services: All mains services are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler situated in the airing cupboard off the first floor landing. There is a management fee of approximately £300.00 per annum.

Tenure: Freehold. Full Vacant Possession upon Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "F".

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn left onto the A5 in the direction of Chirk. Turn immediately right and right again onto Hall Street bearing left thereafter onto Willow Street. Continue and take the first turning left following the roadway to the left onto Vicarage Road. Take the next turning right onto Maes Helyg and once inside the development bear to the left, ascending the hill. Continue and take the next turning left and upon arriving at the large oak tree and open green, turn right, when the property will be approached on the right-hand side.



No. 1 Bedroom

