



BOWEN

PROPERTY SINCE 1862

Offers in the region of £375,000

🏠 4 Bedrooms 🚿 1 Bathroom

Mayfield, Dinbren Road, Llangollen,
Denbighshire, LL20 8TF

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General Remarks

A substantial four bedroom family home, ideally situated in a much sought after residential location on the fringes of Llangollen Town Centre. The property offers stunning views over this unique townscape, towards the marina, Eisteddfod site, the Dee Valley and the Berwyn mountains beyond. Mayfield retains many of its original features and offers well-proportioned living accommodation throughout together with good sized gardens, garage and off-road parking. The property also benefits from oil fired central heating throughout.

Location: Mayfield is situated in the much sought after location of Dinbren Road on the edge of Llangollen Town Centre. Llangollen is a historic border town situated on the banks of the River Dee. It is internationally renowned for its Eisteddfod, together with the Llangollen canal, steam railway and the River Dee. The town has a wide range of day-to-day facilities, good schools, health centre and a wide range of shops and other amenities. The town is also well situated on the A5 trunk road providing direct links to Chester, Wrexham, Oswestry and Shrewsbury. Mainline train stations can be found at nearby Ruabon and Chirk.



Accommodation

The property is constructed of rendered brick under a pitched, tiled roof and has off-road parking leading off Dinbren Road, with a ramp leading down to the main entrance to the house, with entrance porch leading into:

Entrance Hall: With radiator, original staircase to first floor and fitted store cupboard.

Cloakroom: With low level flush WC and corner wash hand basin.

Lounge: 16' 5" x 12' 5" (5.00m x 3.78m) With an open fire set on a tiled hearth with mahogany surround. Radiator, French windows with original leaded glass opening onto a raised deck area. Opening off lounge leading into:

Dining Room: 11' 11" x 10' 4" (3.63m x 3.16m) With a bay window and radiator.

Living Room: 13' 0" x 9' 10" (3.95m x 3.00m) With a wood burning stove, radiator, fitted base units and wall cupboard.

Kitchen: 10' 1" x 9' 5" (3.08m x 2.86m) Fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Integrated oven with separate grill, four ring hob and extractor hood over. Stainless steel sink and drainer, integrated fridge freezer, space and plumbing for a washing machine, radiator. Door leading outside to:

Boiler Room: 6' 7" x 3' 6" (2.0m x 1.06m) Housing the oil fired boiler.

Stairs off hallway leading to:

First Floor Landing: With stained glass window, access to attic space, radiator, fitted airing cupboard housing header tank.

Bedroom 1: 16' 6" x 10' 11" (5.03m x 3.33m) With radiator, fitted wardrobes with storage above, sink with vanity unit below and a separate fitted storage cupboard.

Bedroom 2: 13' 0" x 9' 11" (3.96m x 3.02m) With fitted wardrobe and dressing table. Radiator.

Bedroom 3: 10' 4" x 9' 11" (3.15m x 3.02m) With a fitted wardrobe and radiator.

Bedroom 4: 8' 4" x 6' 7" (2.55m x 2.01m) Currently fitted with a shower cubicle and stained glass window.

Bathroom: 7' 1" x 6' 9" (2.17m x 2.07m) Panel bath with shower above, pedestal wash hand basin, heated towel rail and fully tiled surround.

Separate WC: With low level flush WC.

Gardens: The property's plot is one of its most notable features, with the gardens to the front of the property taking full advantage of the stunning panoramic views, with a raised decked area leading directly off the property's lounge. The gardens themselves are mainly laid to lawns with a number of mature shrubs and trees, all enclosed by conifer hedges.

Parking Area: The property benefits from an off-road parking area leading directly off Dinbren Road, with access into:

Single Garage: 8' 10" x 7' 4" (2.69m x 2.24m) With lighting and power laid on.

Workshop: 9' 4" x 8' 0" (2.85m x 2.45m) This is situated directly below the garage with access directly onto the gardens.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax: Council Tax Band: 'F'

Local Authority: Denbighshire County Council, P O Box 62, Ruthin, LL15 9AZ. Tel: 01824 706000

EPC: EPC rating: E (46)



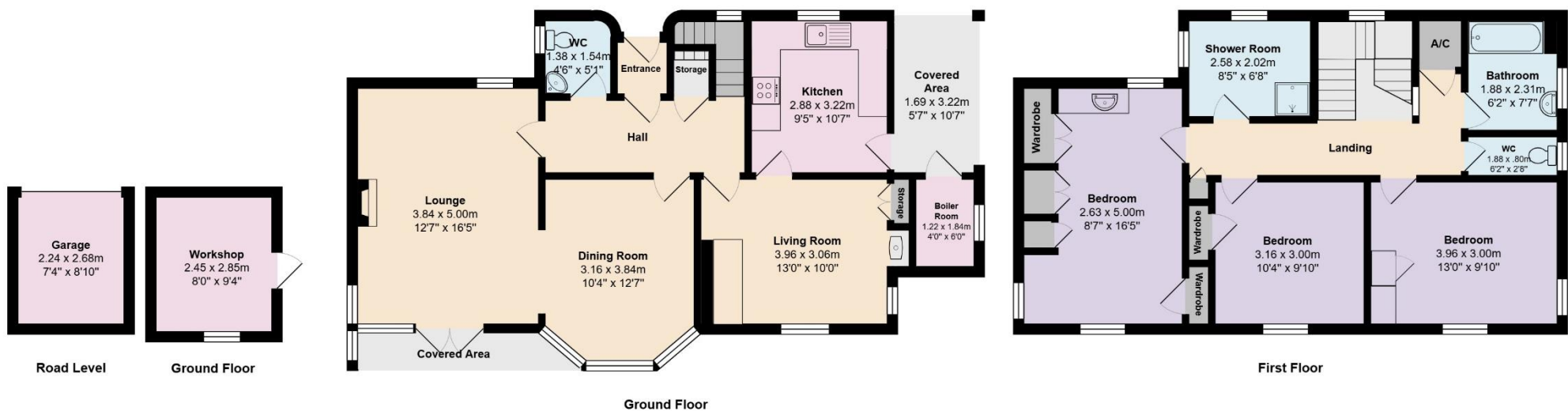


Directions: From the Agent's office on Castle Street in Llangollen proceed down the hill towards the River Dee before turning right onto the A539. Turn immediately left after the pedestrian crossing onto Wharf Hill and continue up the hill before turning left onto Dinbren Road. Follow the road for a short distance and the property will be found on the left hand side identified by the agent's board.





Mayfield, Dinbren Road, Llangollen, LL20 8TF



Total Area: 136.9 m² ... 1474 ft² (excluding covered area, boiler room, garage, workshop)

All measurements are approximate and for display purposes only

BOWEN

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