

Town & Country

Estate & Letting Agents

Maes Mawr Road, Garth, Llangollen

£380,000



As the name of this property suggests, "Five Counties View" this fantastic home sits in an elevated position and offers the most stunning views over the rooftops and countryside towards the renowned aqueduct and the Dee valley. The property enjoys the benefits of UPVC double glazing and gas central heating and offers versatile and spacious internal accommodation comprising an entrance porch, reception hall, sitting room, living room, dining room, orangery, a cloakroom WC and a kitchen with breakfast room off. The first floor landing offers access to the spacious four piece bathroom suite along with a separate WC and to three bedrooms all of which boast beautiful far reaching views. Externally the property is approached over a gravel driveway with an elevated deck patio area with glass balustrades and a gated side access leading to the side garden which is predominantly laid to lawn with a brick block patio area and timber shed. To the rear of the property is further off-road parking position to the front of a detached garage with double up and over electric door and first floor room ideal as a workspace or gym.

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Externally Front

A gravel driveway leads to the front of the property where there is off-road parking, steps rise to an elevated patio giving access to the front door, alongside which is a security light. To the right hand side of the property timber fence panels and a gate opening to the side garden, which is predominantly lawn with a brick block patio area and veg plot along with a timber shed

Entrance Porch

The property is entered through a composite double glazed front door which opens to ceramic tiled flooring and an open through way to the entrance hall.

Entrance Hall

17' x 4'6

With a continuation of the ceramic tile flooring from the porch entrance hall with stairs off rising to the first floor accommodation with spindle balustrades and a glazed door opening to the conservatory and further doors opening to the sitting room, living room, kitchen and laundry/cloakroom WC.



Laundry/cloakroom WC

5'8 x 3'8

Installed with a low level WC, vanity unit with wash hand basin and mixer tap, plumbing for a washing machine with worksurface over, partially tiled walls and a single glazed window to the rear elevation.



Sitting Room

11'5 x 11'4

With timber laminate flooring, a radiator, an electric pebble style fire with ornate Adam style surround. UPVC double glazed French doors open to the deck patio area.



Living Room

12'4 x 15'

Having timber laminate flooring, a bay window facing the front elevation, a radiator, glazed doors opening to the dining room and featuring a cast-iron log burner on a stone flag hearth with ceramic tile backplate.



Dining Room

12'7 x 8'8

The timber flooring from the living room flows through to the dining room which has a window facing the front elevation with a radiator below and a patio door opening to the orangery.



Orangery

10'6 x 9'2

With a ceramic tile floor, UPVC double glazed frame, framing the most beautiful far reaching views, with a door opening to the garden, set within the ceiling are recessed downlights.



Kitchen

12'1 x 9'6

Fitted with a range of wall, base and drawer units, worksurface space houses an American style fridge, a range cooker with an extractor hood above an integrated dishwasher. The flooring is ceramic tile with a window facing the side elevation and open through way to the orangery and set within the ceiling are recessed downlights.



Breakfast Room

13' x 8'6

The ceramic tile flooring runs through from the kitchen, with UPVC double glazed windows and French doors opening to the rear of the property and access to the garage and parking.

First Floor Landing

with a window facing the front elevation framing those stunning views, the spindle balustrades from the entrance hall continue, doors off open to two of the bedrooms to the bathroom and to the separate WC.



Bedroom One

12'9 x 9'2

A double aspect room with both windows offering the most beautiful far reaching views, with a radiator below.



Bedroom Two

11'8 x 11'5

Again with those stunning view framed through the window facing the front elevation and having a radiator and recessed down lights set within the ceiling.



Bedroom Three

11'6 x 11'2

Again, beautiful views this time framed by a bay window again this room has a radiator.



Bathroom

9'8 x 11'8

A spacious bathroom installed with a white four piece suite comprising a roll top claw foot bath with Central mixer tap and handheld shower extension, double shower enclosure with fixed overhead thermostatic shower, a low-level WC and pedestal wash hand basin, chrome heated towel rail, with an opaque window facing the rear elevation, an extractor fan and recessed downlights set within the ceiling. To the corner of the room is built in cupboard housing a recently installed gas Worcester combination boiler.



WC

Located off the first floor landing and separate to the bathroom is this separate WC with a dual flush low level WC along with a wash hand basin, partially tiled walls and window to the rear elevation.



Garage

19'5 x 22'3

Detached garage with an electric up and over double garage door, an opaque single glazed window to the rear elevation and a composite side access door, power and light and an open staircase rising to the first floor which would be ideal as it workspace or perhaps a gym measuring 19'5" x 11'2" with two double glazed skylights and a single glazed window to the side elevation and also having power and light.



Rear Garden

With brick block off-road parking positioned in front of the detached of garage and a timber picket style gate opening to the rear of the property, which leads to a brick block tiered patio with pave steps down to the property, where there is a slate chip secluded area, outside water supplies, a gate and timber fencing opening to the side garden and open access to the front garden.

Ground Floor

Approx. 83.3 sq. metres (896.7 sq. feet)



Total area: approx. 144.3 sq. metres (1552.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	