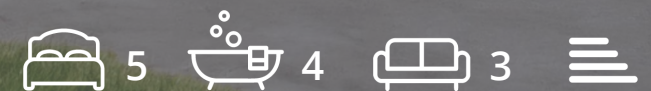SG ESTATES
AWARD WINNING HOUSING DEVELOPER

Plot 63 Maes Helyg, Llangollen, LL20 8BX

£530,000

5   4   3

Plot 63 Maes Helyg
, Llangollen, LL20 8BX

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Plot 63 - The Bradman - Maes Helyg, Llangollen

A large and spacious 5 bedroom home ideal for families with a single garage and garden.

This prestigious five bedroom detached home offers luxurious and flexible accommodation over three floors.
Consisting of an entrance hall leading to the separate living room and dining room and further onto the open plan kitchen/dining room with French doors leading to the rear garden, plus a handy utility room and cloakroom.
The first floor is home to the guest bedroom with the benefit of en-suite facilities, across the hallway are two further bedrooms sharing the Jack and Jill en-suite, whilst the family bathroom serves the remaining fifth bedroom.

The door off the first floor landing leads to the signature master suite, this stunning area really does finish off this exquisite home, with a sitting area to one side and bedroom area to the other, it is completed with a walk in wardrobe and superb en-suite bathroom with separate shower.
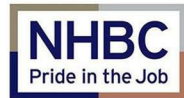
*T&C's apply

Bradman

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PHASE 3

The Dinas — 4 bedroom home	The Kinmel — 3 bedroom home	The Llanferres — 4 bedroom home	The Corwen — 4 bedroom home
The Bodfari — 3 bedroom home	The Berwyn — 3 bedroom home	The Henllan — 2 bedroom home	The Derwen — 4 bedroom home
The Richmond — 4 bedroom home	The Richmond II — 4 bedroom home	The Barrington — 5 bedroom home	The Bradman — 5 bedroom home

The Bradman

A large and spacious 5 bedroom home ideal for families with a single garage and garden

Ground Floor		
Breakfast Area \ Kitchen	8.61 x 3.53 m	28' 3'' x 11' 7''
Utility	2.26 x 1.86 m	7' 5'' x 6' 1''
Cloaks	1.86 x 0.76 m	6' 1'' x 2' 6''
Dining / Reception	3.92 x 3.12 m	12' 1'' x 10' 3''
Hall	7.05 x 2.01 m	23' 2'' x 6' 7''
Lounge	6.43 x 4.12 m	21' 1'' x 13' 6''

First Floor		
Bed 2	3.28 x 3.41 m	10' 9'' x 11' 2''
Bed 3	3.42 x 3.14 m	11' 3'' x 10' 4''
Bed 4	3.14 x 2.78 m	10' 4'' x 9' 1''
Bed 5 / Study	3.28 x 2.79 m	10' 9'' x 9' 2''
Landing	7.10 x 2.01 m	23' 4'' x 6' 7''
Ensuite bed 2	2.29 x 1.25m	7' 6'' x 4' 1''
Ensuite bed 3/4	2.30 x 1.21m	7' 7'' x 4' 1''
Bathroom	2.01 x 1.48 m	6' 7'' x 4' 10''

Second Floor		
Wardrobe	2.58 x 2.52 m	8' 6'' x 8' 3''
Master \Sitting	7.59 x 8.61 m	24' 11'' x 28' 3''
En suite	3.34 x 2.25 m	10' 11'' x 7' 5''

Ground Floor | First Floor | Second Floor

Please Note: This is a computer generated image and subject to change. Room sizes are approximate, dimensions are taken from the longest room point (please consult with your sales executive or measurement points) kitchen and bathrooms are indicative. These plans are correct at time of publication but maybe subject to change during construction.

Subtly exclusive

Energy Efficiency Graph

Viewing

Please contact our Bradley Office on 01978 750234 if you wish to arrange a viewing appointment for this property or require further information.

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