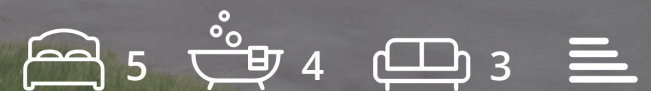




Plot 63 Maes Helyg, Llangollen, LL20 8BX

£530,000



## 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**





**SG ESTATES**  
AWARD WINNING HOUSING DEVELOPER



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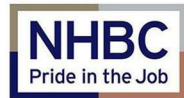
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**PHASE 3**

- |                                |                                   |                                  |                               |
|--------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| The Dinas<br>4 bedroom home    | The Kinmel<br>3 bedroom home      | The Llanferres<br>4 bedroom home | The Corwen<br>4 bedroom home  |
| The Bodfari<br>3 bedroom home  | The Berwyn<br>3 bedroom home      | The Henllan<br>2 bedroom home    | The Derwen<br>4 bedroom home  |
| The Richmond<br>4 bedroom home | The Richmond II<br>4 bedroom home | The Barrington<br>5 bedroom home | The Bradman<br>5 bedroom home |



## Floor Plan

# The Bradman

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



Ground Floor	
Breakfast Area	8.61 x 3.53 m
Kitchen	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 2.5'
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 3.16 m
	11.2' 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 6.61 m
	24.1' x 22.3'
En suite	3.34 x 2.25 m
	10.1' x 7.5'

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 may be subject to change during construction.

*Subtly exclusive*

## Area Map



## 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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