



Delfryn Vicarage Road, Llangollen, LL20 8HF

£460,000

**** NO ONWARD CHAIN ****

4 Bedroom detached home with a single garage & garden built by award winning Builder SG Estates. This property has all the features of a new build home, but with the added character of the present owners.

The ground floor includes a spacious lounge, a cloakroom, utility room and an open-plan kitchen/dining/Family room.

On the first floor there are 3 double bedrooms, one with en-suite facilities and a family bathroom.

On the top floor there is a spacious principle suite with L shaped Bedroom with built in storage and generous ensuite with both a bath and shower.

Externally there is a driveway leading to a single detached garage, offering ample parking and a lawned area with planted borders to the front and a enclosed rear garden with spacious patio to take in the stunning views.

Call Olivegrove today on 01978 750234 to arrange a viewing.

Hallway



Tiled floor, radiator, light fittings and under stairs cupboard.

Cloakroom 3'10" x 7'1" (1.173m x 2.173m)



UPVC double glazed window to the front elevation. Close coupled wc, pedestal wash hand basin with tiled splash back. Tiled floor, radiator, spotlights and electric consumer unit.

Living Room 22'0" x 12'10" (6.724m x 3.930m)



UPVC double glazed bay window to the front elevation. Carpet, 2 radiators, sockets and Co2 detector. Log Burner.

Open Family live in Kitchen 15'9" x 23'11" max (4.820m x 7.313m max)



Fitted kitchen comprising of a range of base, wall and drawer units with a granite worktop over and island. Granite upstands and splashback. 5 Burner gas hob with extractor over. Integrated double oven, fridge/freezer and dishwasher. Spotlights, tiled floor. 2 UPVC double glazed French doors and window to the rear elevation. Skylights.

Utility Room 7'10" x 5'4" (2.398m x 1.628m)



UPVC Part glazed door to the side elevation. Base and wall units with complimentary worktop over. Stainless steel sink. Space and plumbing for a washing machine and space for a tumble dryer. Tiled floor and light fitting.

Stairs / Landing

UPVC double glazed window to the side elevation. Carpet, radiator, light fitting. Stairs rising.

Bedroom 2 12'10" x 14'4" max (3.933m x 4.378m max)



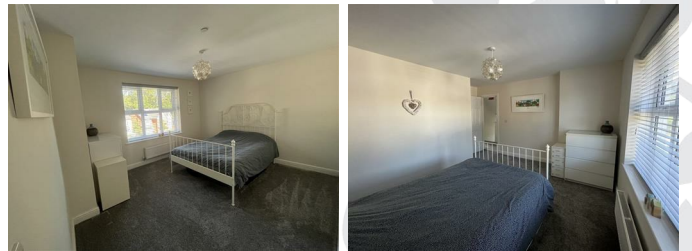
UPVC double glazed window to the rear elevation. Carpet, radiator and light fitting.

Ensuite 3'9" x 9'1" (1.168m x 2.772m)



Pedestal wash hand basin, WC and shower cubicle with thermostatic shower and glazed sliding door. Heated towel rail, shaver point and extractor, tiled floor and part tiled walls.

Bedroom 3 13'9" x 12'10" max (4.203m x 3.931m max)



UPVC double glazed window to the front elevation. Carpet, radiator, light fitting.

Bedroom 4 10'9" x 10'7" (3.277m x 3.245m)



UPVC double glazed window to the rear elevation. Radiator, light and carpet.

Family Bathroom 6'8" x 7'2" (2.056m x 2.185m)



UPVC double glazed window to the front elevation. Panelled bath with thermostatic shower, pedestal wash hand basin and close coupled WC. Extractor fan, shaver point, spot lights, tiled floor and part tiled walls.

Stairs / Landing

UPVC double glazed window to the side elevation. Light fitting.

Bedroom 1 - L shaped 27'6" x 21'8" max (8.4m x 6.623m max)



UPVC double glazed windows to the front and side elevations. Velux windows to the rear. Built in wardrobes. 3 Radiators, Light fitting and carpet.

Ensuite 9'0" x 10'11" max (2.753m x 3.340m max)



Pedestal wash hand basin, close coupled WC, shower cubicle with thermostatic shower and panelled bath. Tiled floor and part tiled walls. Velux windows. Heated towel rail, extractor fan and shaver point.

External

Front

To the front of the property is an ample driveway leading to the single detached garage and path leading to the front door. The garden is mainly laid to lawn with planted borders.

Rear

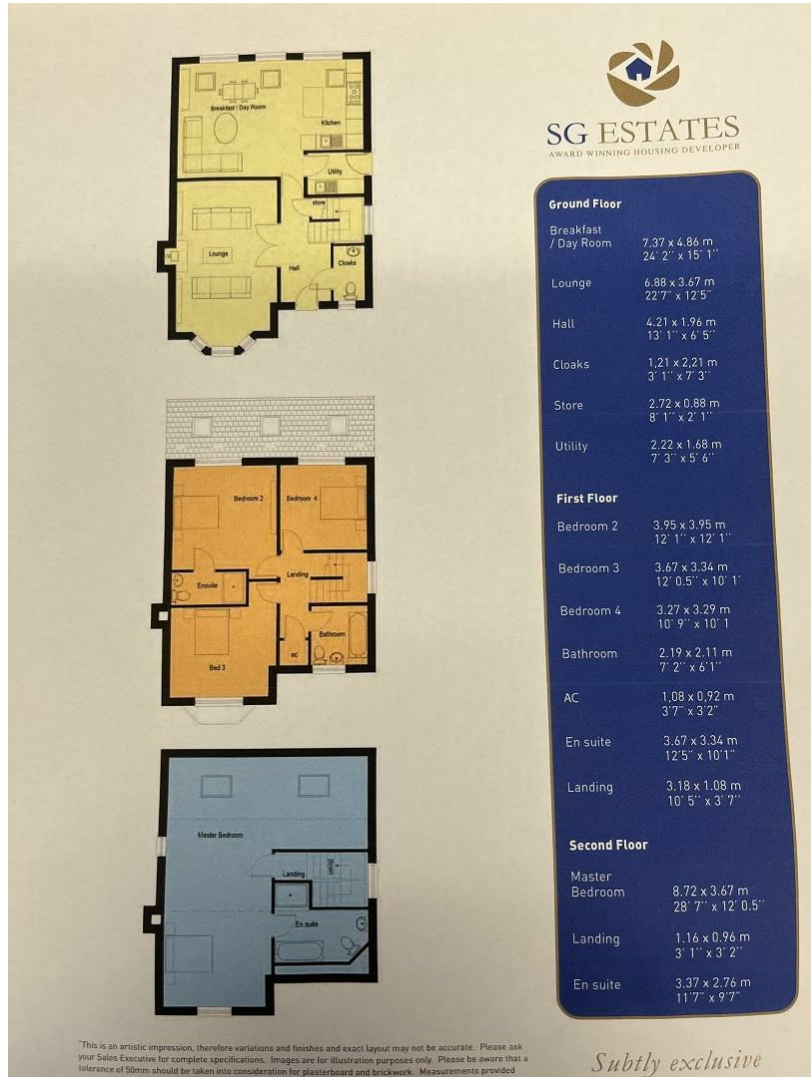


The enclosed rear garden is mainly laid to lawn with a spacious patio area.

Garage

With power and light. Up and over garage door.

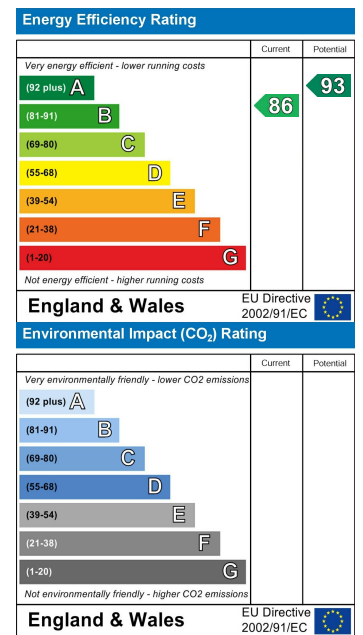
Floor Plan



Area Map



Energy Efficiency Graph



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.