



## 3 Maes Helyg, Llangollen, LL20 8BX

£349,950

\*\* NO ONWARD CHAIN \*\*

\* PART EXCHANGE AVAILABLE

A Stunning almost new four-bedroom detached home on the popular Maes Helyg development in Llangollen.

This attractive property features an entrance hall leading to the generous lounge, positioned at the front of the house and the impressive open plan kitchen/dining utility room at the rear of the property, with French doors leading to the rear garden.

On the first floor the guest bedroom is complete with en-suite facilities, two further bedrooms, a Study and a family bathroom.

On the second floor, the Principle suite boasts an en-suite shower room and fitted wardrobe.

This property comes with ample parking leading to a detached garage and an enclosed landscaped garden to the rear, to make the most of the wonderful views.

\*T&C's apply

### Entrance Hallway 14'5" x 3'5" (4.40m x 1.05m)



Wood Effect Flooring, Radiator, Light fitting, Stairs rising and Doors off to:

### Living Room 16'4" x 11'5" (4.99m x 3.49m)



Wood Effect Flooring, UPVC Double glazed window to front elevation, Radiator, Light fitting, Sockets and Switches.

### Cloakroom 6'6" x 3'5" (1.99m x 1.05m)

Wood Effect Flooring, Radiator, Light fitting, Close coupled W.C, Pedestal basin, Wall mounted combi boiler and Electrical consumer unit.

### Kitchen / Diner 18'11" x 10'9" (5.79m x 3.28m)



Wood Effect Flooring, UPVC Double glazed window & French doors to rear elevation, Radiator, Spotlights & Light fitting. A range of Base, Wall and Drawer units, with Marble worktop over. Set under stainless steel sink. Double oven with 5 ring Gas burner and Extractor over. Integrated dishwasher and fridge freezer. Breakfast bar and ample space for dining table. Opening Through to:

### Utility 4'7" x 5'2" (1.40m x 1.60m)



Wood Effect Flooring, Part glazed door to rear elevation Base and Wall units with marble effect worktop over. Stainless steel sink. Space and plumbing for Washing Machine.

### Stairs / Landing

Carpet to Floor, UPVC Double glazed window to side elevation

### Bedroom 2 12'7" x 12'7" (3.85m x 3.86m)



Carpet to floor, UPVC Double glazed window to front elevation, Radiator, Light fitting, Sockets and Switches.

**Ensuite 2 4'1" x 6'7" (1.27m x 2.01m)**



Wood Effect Flooring and Part tiled walls. Glazed Shower cubicle with mains powered shower, Close coupled W.C. and Pedestal basin.

**Bedroom 3 9'4" x 7'1" (2.85m x 2.18m)**



Carpet to floor, UPVC Double glazed window to rear elevation, Radiator, Light fitting, Sockets and Switches.

**Bedroom 4 9'3" x 7'1" (2.84m x 2.18m)**



Carpet to floor, UPVC Double glazed window to rear elevation, Radiator, Light fitting, Sockets and Switches.

**Family Bathroom 5'9" x 6'11" (1.76m x 2.13m)**



Wood Effect Flooring and Part tiled walls. UPVC Double glazed window to side elevation, Panelled bath, Close coupled W.C. and Pedestal basin.

### Study 7'4" x 4'0" (2.24m x 1.23m)

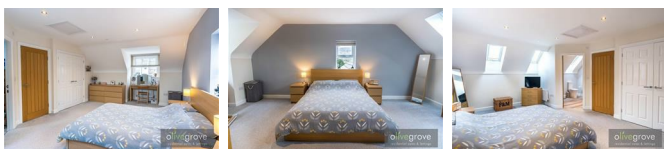


Carpet to floor, UPVC Double glazed window to front elevation, Radiator, Light fitting, Sockets and Switches.

### Stairs / Landing

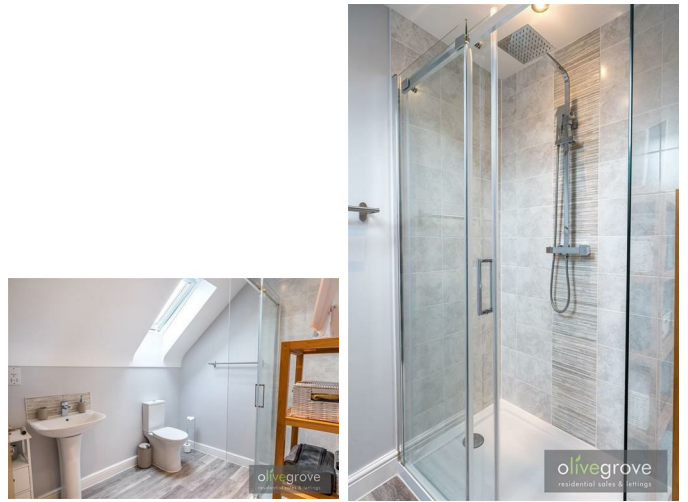
Carpet to Floor, UPVC Double glazed window to side elevation

### Bedroom 1 18'8" x 12'10" (5.69m x 3.92m)



Carpet to floor, Velux and UPVC Double glazed windows to front, rear & side elevations, Radiator, Light fitting, Sockets and Switches. Built in wardrobe. Door to:

### Ensuite 1 7'3" x 8'2" (2.22m x 2.50m)



Wood Effect Flooring and Part tiled walls. Glazed Shower cubicle with mains powered shower, Close coupled W.C. and Pedestal basin. Velux Window.

### Externally

#### Front

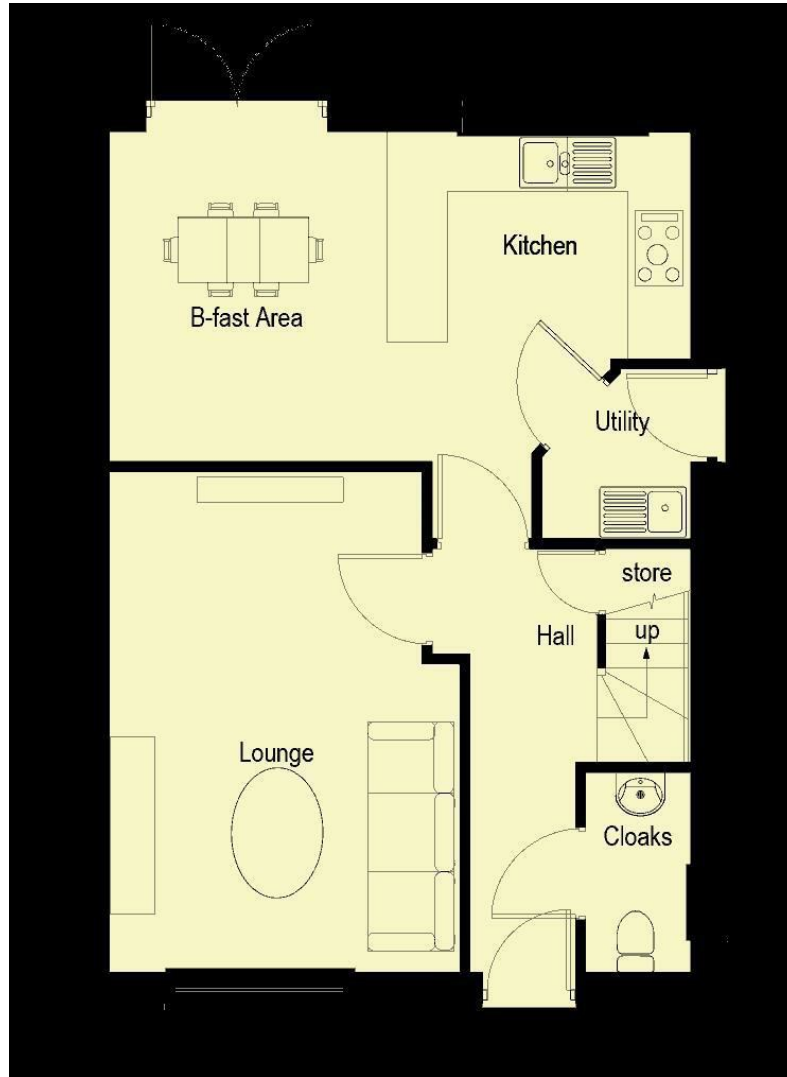
To the front of the property is a lawned area with Tarmac driveway leading to the Garage.

#### Rear



The rear of the property is mainly laid to lawn with a spacious patio and covered seating area.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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