



2 Bryn Hyfryd, Llangollen, LL20 8BZ

O.I.R.O £325,000

Available with NO ONWARD CHAIN an impressive three-bedroom home that boasts an attractive dual aspect design, offering a traditional appearance. The ground floor includes a spacious lounge, an open-plan kitchen/dining room with French doors leading to the garden and a Cloakroom. On the first floor there is a generous principle bedroom with en-suite facilities; two further bedrooms and a family bathroom. Externally there is a private driveway leading to a single garage and an enclosed rear garden. Viewing is essential to appreciate all this property has to offer, don't miss out, call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

Part glazed door, wood effect Karndean Flooring. Radiator, Light fitting and understairs cupboard. Stairs rising and doors off to:

Lounge 9'11" x 17'6" (3.03m x 5.34m)



UPVC double glazed bay window to the front elevation and 2 further UPVC double glazed windows to the side elevation.

Carpet to Floor, 2 x Radiators, TV point, Light fitting and sockets.

Kitchen / Diner 17'6" x 9'10" (5.34m x 3.02m)



A spacious eat in Kitchen with UPVC double glazed bay window to the front elevation and a further UPVC double glazed window and French doors to the side elevation. Karndean Wood effect Flooring. Radiator, sockets, light fitting and spotlights. A range of Modern base, wall and drawer units with complimentary worktop and upstands, inset 1 and a 1/2 bowl stainless steel sink. Integrated double oven with gas hob and extractor over. Integrated fridge freezer and dishwasher.

Cloakroom 3'11" x 6'3" (1.21m x 1.92m)

Close coupled W.C and pedestal basin with tile splash back. UPVC double glazed window to rear elevation. Karndean wood effect flooring, part wood panelled walls, radiator and wall mounted Worcester boiler.

Stairs / Landing

Carpet to stairs, UPVC double glazed window to front elevation. Access to attic and doors off to:

Bathroom 8'7" x 5'8" (2.62m x 1.75m)

Vinyl Flooring and Part tiled wall. UPVC double glazed window to rear elevation. Panelled bath with double head shower over and Bifold glazed shower screen. Close coupled W.C, pedestal

basin, heated towel rail, extractor and shaver point.

Bedroom 1 13'2" x 9'11" (4.02m x 3.03m)



2 UPVC double glazed windows to the front & 2 to the side elevations. Carpet to Floor, feature panelled walls. TV point, radiator, light fitting and sockets.

En-suite 4'0" x 9'11" (1.22m x 3.03m)

UPVC double glazed window to rear elevation, part tiled walls and vinyl floor. Double shower enclosure with glazed doors and thermostatic shower. Close coupled W.C and pedestal basin. Heated towel rail, shaver point and extractor.

Bedroom 2 9'11" x 8'5" (3.03m x 2.57m)

UPVC double glazed windows to the front & side elevations. Carpet to Floor, TV point, radiator, light fitting and sockets.

Bedroom 3 8'9" x 7'6" (2.67m x 2.29m)

UPVC double glazed windows to the rear elevation. Carpet to Floor, TV point, radiator, light fitting and sockets.

Externally

Front

A paved pathway leads to the front of the property, to the side is a driveway which leads to the garage and provides ample off road parking

Garage 9'10" x 18'3" (3.02 x 5.58)

Single detached garage which has been fully insulated and boarded with personal door to the side elevation and roller shutter door to the front. A Utility area has been set up to the rear of the garage with Worktops, sink with hot and cold water supply, drainage and space for appliances

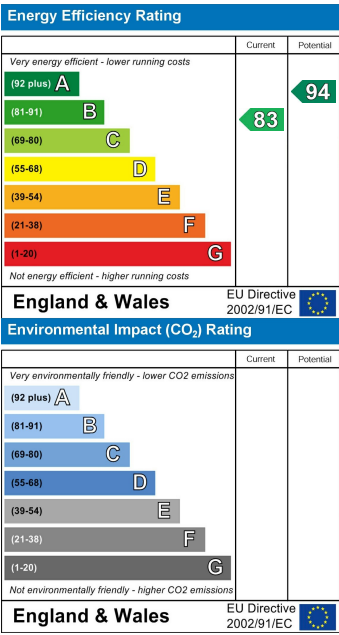
Rear

A private enclosed rear garden with Indian stone patio, decking area and lawn with planted borders, make the most of the stunning views surrounding the property.

Area Map



Energy Efficiency Graph



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