



## The Bodfari Vicarage Road, Llangollen, LL20 8HG

Asking Price £280,000

PHASE 3 - MAES HELYG

Plot 89 - Bodfari

The Bodfari is a superb home comprising of three bedrooms, a generous lounge and a lovely open plan kitchen/dining room.

This unique three bedroom detached home benefits from a master bedroom with en-suite facilities, two further bedrooms and a family bathroom on the first floor.

The ground floor is split equally either side of the hallway, with a full length lounge area, downstairs cloaks to the centre and an open plan dining kitchen area. Both ground floor rooms have the benefit of having a dual aspect with French doors off the kitchen area to the side garden.

This property comes with ample parking leading to a detached garage.

## Bodfari

3 Bedroom detached home with a single garage & garden

The Bodfari is an impressive three bedroom home that boasts an attractive dual aspect design, offering a traditional appearance.

The ground floor includes a spacious lounge to one side of the property, a cloakroom and an open-plan kitchen/dining room with French doors leading to the garden.

On the first floor there is a generous master bedroom with en-suite facilities; two further bedrooms and a family bathroom.

## Summary

An exclusive prestigious development of 2,3,4 & 5 bedroomed executive homes in the picturesque North East Wales town of Llangollen by award winning housing developer, SG Estates. The development is situated in a sought after location on Vicarage Road, enjoying views towards Dinas Bran and the River Dee. Easily accessed from the A539 & A5. The small town of Llangollen at the edge of the Berwyn mountains and the Clwydian Range is an Area of Outstanding Natural Beauty and offers something for everyone with its stunning countryside, outdoor pursuits, historic sites, famous railway, restaurants, shops and well established schools. These new homes in Llangollen are sought after and interest in the development has been extremely high.

Contact Debra on 01978 862700 for further details

## Area Of Llangollen

Llangollen is a lovely sought after picturesque small town in North East Wales.

If you're looking for a family home in an area of outstanding natural beauty, Llangollen has it all. An excellent sense of community, with so much to do from Llangollen International Musical Eisteddfod, a trip on the famous steam railway, a horse drawn boat trip on the canal, white water rafting on the River Dee for the more adventurous or simply relaxing and sampling the excellent local produce in one of the many

eateries, the list is endless. What more could you want?

## Directions

From Wrexham take A483 and come off at the Llangollen turn off. Take the 3rd exit off the roundabout and continue over the next roundabout, keep right take the exit to Acrefair, through the village of Trevor on the A539 leading into Llangollen. Turn left over the bridge to the traffic lights, turn right then immediately left on to Hall Street and then left on to Willow Street and the new development Willow Fields Maes Helyg can be seen on your left.

## Hallway

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

**Kitchen/Dining Room 17'6" x 9'10" (5.34m x 3.02m)**

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

## Landing

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

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

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

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

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

## Garage

Single detached garage

## Externally

Gardens to front and side. Driveway.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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