

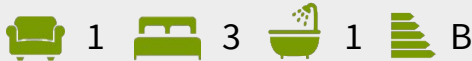


21 MAES HELYG
LLANGOLLEN | LL20 8BX



A well-presented three-bedroom detached family home occupying a pleasant position within the popular residential development of Maes Helyg, enjoying attractive views across the Dee Valley and surrounding countryside.

Offers in the region of £325,000



- Detached Family Home
- Circa 900 sq ft
- Low Maintenance Rear Gardens
- Driveway and Garage
- Edge of Popular Development
- Easy access to town centre and countryside walks

DESCRIPTION

Halls are delighted with instructions to offer 21 Maes Helyg for sale by private treaty.

21 Maes Helyg is an immaculately presented three-bedroom detached family home, occupying an attractive position on the edge of this sought-after residential development. Offering just over 900 sq ft of thoughtfully designed accommodation, the property has been exceptionally well maintained by the current owners.

Complementing the well-balanced internal accommodation are beautifully landscaped, low-maintenance gardens, a private driveway providing off-road parking, a detached single garage and attractive views towards the surrounding countryside.

SITUATION

Maes Helyg is a highly regarded residential development situated on the outskirts of the historic town of Llangollen, renowned for its spectacular setting within the Dee Valley. The town offers an excellent range of everyday amenities including independent shops, cafés, restaurants and public houses, together with a variety of leisure facilities and some of North Wales' finest walking and countryside pursuits. The property also enjoys convenient access to the A5, providing excellent links to Wrexham, Oswestry and Chester.



SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including Ysgol Cynddelw, Ysgol Gymraeg y Gwernant, Ysgol Dinas Bran, Ysgol Llanarmon Dyffryn Ceiriog, Moreton Hall School, Oswestry School, and Ellesmere College.

THE PROPERTY

The property is principally accessed via a pitched entrance porch opening into a welcoming Entrance Hall, where stairs rise to the first floor. A door to the right leads into a well-proportioned Living Room, featuring a bay window overlooking the front elevation and providing ample space for seating.

From the Entrance Hall a door to the left leads into a spacious Kitchen/Dining Room which runs the entire breadth of the property and serves as the heart of the home, with an attractive modern kitchen joined by a breakfast bar and planned space for dining positioned before patio doors onto the garden; thus allowing the room to function as a particularly sociable space, ideal for entertaining and family moments.

Completing the ground floor accommodation and accessed via the Entrance Hall is a useful downstairs Bathroom.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom which enjoys pleasant outlooks across the surrounding area, fitted wardrobes and an ensuite bathroom. The remaining bedrooms are served by a modern family bathroom.



OUTSIDE

The property enjoys attractively landscaped gardens to both the front and rear. To the side, a private driveway provides ample off-road parking and leads to a detached single garage, offering excellent storage and parking facilities. The property also benefits from the convenience of an EV charging point.

The rear garden has been thoughtfully designed to create a stylish yet low-maintenance outdoor environment. Featuring an area of artificial lawn together with paved and raised decked seating areas, the garden provides a number of excellent spaces for outdoor dining and entertaining. Occupying an elevated position within the development, the rear garden also enjoys attractive views across the surrounding countryside, creating a wonderful setting to enjoy throughout the seasons.

W3W

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DIRECTIONS

From Llangollen town centre, proceed east along the A5 towards Wrexham. After a short distance, turn left signposted for Maes Helyg. Continue into the development and follow the road where the property will be found on the left.

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

LOCAL AUTHORITY

Denbighshire County Council.

COUNCIL TAX

The property is shown as being within council tax band 'E' on the local authority register.



POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

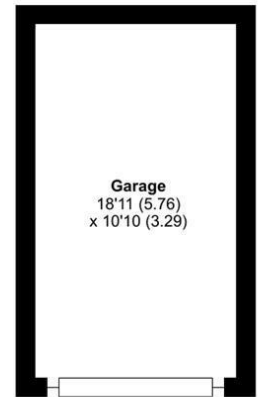
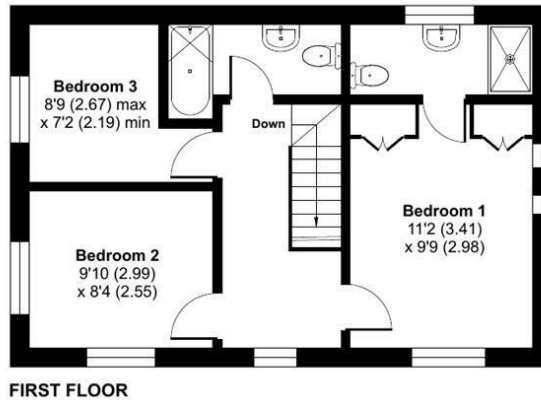
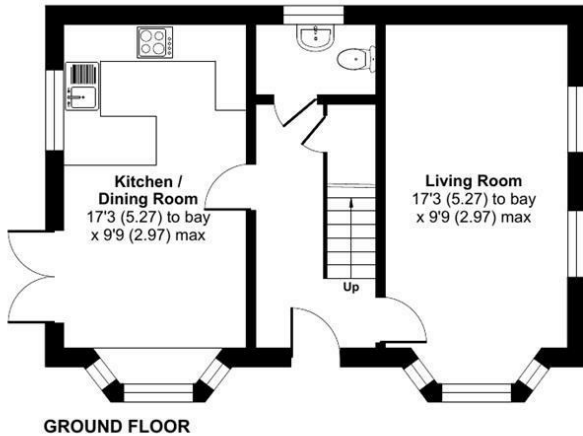
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 951 sq ft / 88.3 sq m

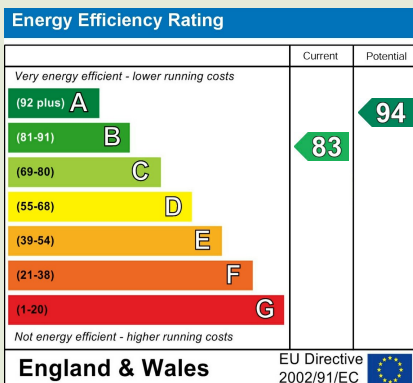
Garage = 204 sq ft / 19 sq m

Total = 1155 sq ft / 107.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1498767



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Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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