

Asking Price £220,000

22 Maes Helyg, Llangollen LL20 8BX

2 Bedrooms 2 Bathrooms

BOWEN

PROPERTY SINCE 1862

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General Remarks

Located at the end of a cul-de-sac within a highly sought after modern development in close proximity of the town centre, this two bedroom end terrace property boasts an open plan living space on the ground floor and views over to the other side of the valley from the rear garden. Neutrally decorated throughout, it is double glazed and benefits from a "Worcester" combination boiler. Internally the property briefly comprises an entrance hallway, downstairs w.c., lounge/diner which is open plan to the kitchen, landing, main bedroom with an en-suite shower room, further bedroom and a family bathroom. Two bedroom properties on this estate do not come up very often so an early viewing is advised.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator. Wood-effect flooring.

Downstairs WC: PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin set into cabinet. Wall tiling. Radiator. Wood-effect flooring.

Lounge Diner: 14' 10" x 14' 0" (4.51m x 4.26m) maximum. PVCu double glazed French doors and window to the rear elevation. Two radiators. Wood-effect flooring. Storage cupboard. Open plan to the Kitchen.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Kitchen: 9' 1" x 7' 2" (2.78m x 2.19m) PVCu double glazed window to the front elevation. Wall and base units with complementary work surfaces and splash-backs. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven. Integral fridge and freezer. Plumbing for washing machine. Wood-effect flooring. Down-lighters.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Attic hatch. Cupboard housing a "Worcester" combination boiler.

Bedroom 1: 14' 10" x 9' 9" (4.51m x 2.98m) Two PVCu double glazed windows to the rear elevation. Two radiators.








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En-Suite: White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Wood-effect flooring. Radiator. Down-lighters.

Bedroom 2: 9' 2'' x 7' 9'' (2.79m x 2.37m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 6' 8'' x 5' 6'' (2.03m x 1.68m) PVCu double glazed windows to the front elevation. White three piece suite comprising a panelled bath with electric shower over, low level w.c. and wash hand basin set into cabinet. Radiator. Wall tiling. Wood-effect flooring. Down-lighters.

Outside: Externally there is a driveway to the front of the property providing Off-Road Parking for two vehicles. The rear garden, which enjoys views over the other side of the Valley, combines a paved Patio leading off the Living Room with a lawned section and a substantial Storage Shed.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in a cupboard off the Landing.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 83|B.

Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn left onto the A5 and then immediately right into Hill Street. Once on Hill Street take a right-hand turning onto Vicarage Road. Once in the development take the first right and then after a short distance turn left and the property will be observed at the end of the cul-de-sac.



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