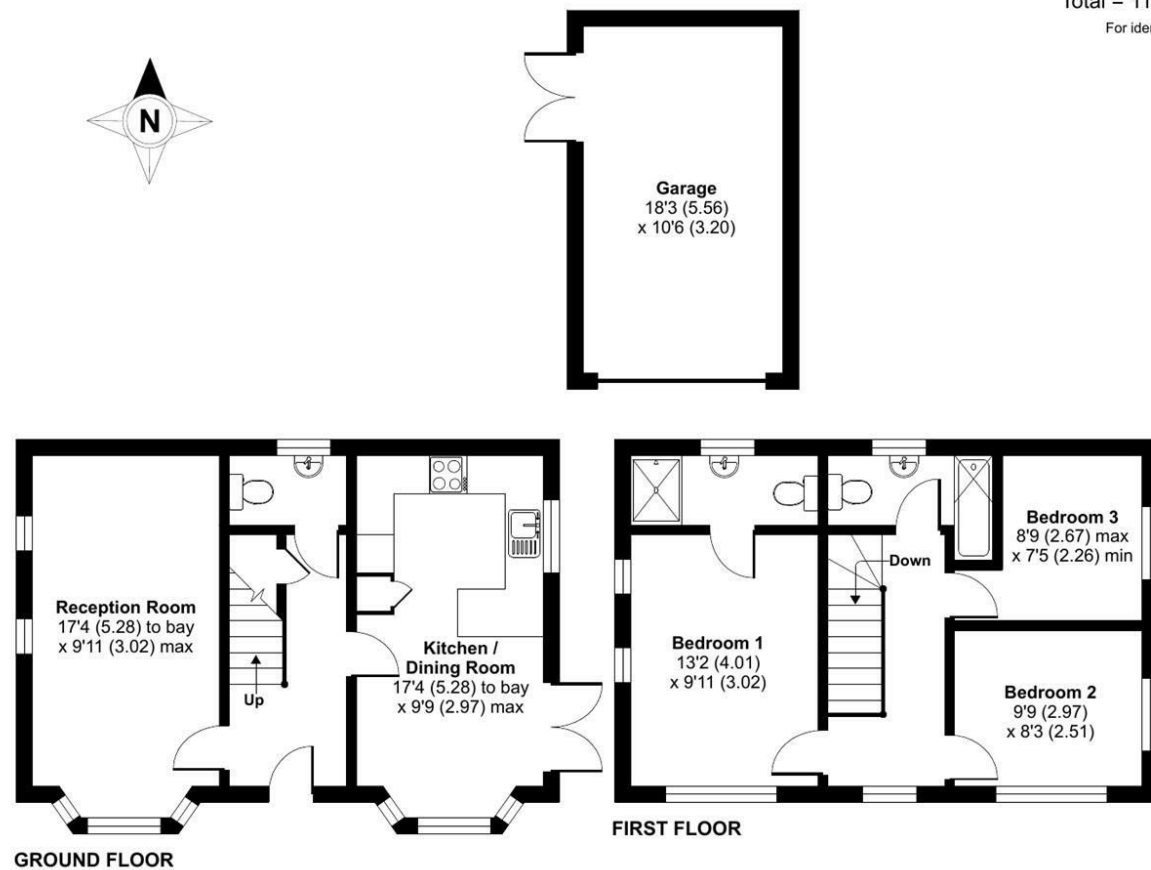


FOR SALE

12 Bryn Hyfryd, Llangollen, LL20 8BZ

Halls

Approximate Area = 950 sq ft / 88.3 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1141 sq ft / 106 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). © n\checon 2025. Produced for Halls. REF: 1375518

Halls



FOR SALE

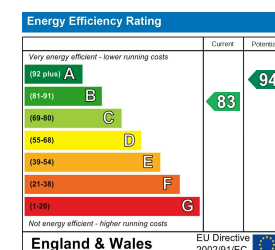
Offers in the region of £329,500

12 Bryn Hyfryd, Llangollen, LL20 8BZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls

01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP

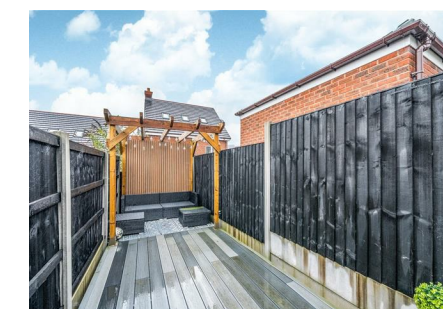
E: oswestry@hallsgb.com



onTheMarket.com



APPROVED CODE
TRADING STANDARDS UK



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01691 670320



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Attractive three-bedroom detached family home**
- **Spacious open-plan kitchen/dining room with French doors to garden**
- **Principal bedroom with en suite shower room**
- **Driveway parking for multiple vehicles**
- **Sought-after modern development close to Llangollen town centre**
- **Ideal for families, professionals or downsizers alike**

DESCRIPTION

Halls are delighted to offer 12 Bryn Hyfryd, a beautifully presented three-bedroom detached family home situated within a sought-after modern development in the picturesque town of Llangollen. The property offers bright, stylish and well-planned accommodation ideal for modern family living.

The ground floor features a welcoming entrance hall with cloakroom, a spacious dual-aspect reception room with bay window to the front, and an impressive open-plan kitchen/dining room fitted with contemporary units and integrated appliances. French doors open directly onto the rear garden, providing an ideal space for entertaining and family dining.

To the first floor, the principal bedroom benefits from an en suite shower room, alongside two further bedrooms and a well-appointed family bathroom.

Outside, the property enjoys a private driveway providing off-road parking leading to a detached single garage. The landscaped rear garden is designed for low maintenance, featuring a paved patio and seating area, perfect for outdoor dining and relaxation, with views towards the surrounding hills.

OUTSIDE

The property is approached over a block-paved driveway providing ample off-road parking and access to the detached single garage.

The rear garden has been attractively landscaped to provide a large paved patio and raised seating area, designed for ease of maintenance with enclosed fencing for privacy. A particularly appealing feature is the cosy garden snug, complete with decking and a timber pergola — an ideal spot for relaxing or entertaining outdoors.

DIRECTIONS

From the Halls Oswestry office, proceed north on the A483 towards Wrexham. At the Gledrid roundabout, take the third exit onto the A5 towards Llangollen. Continue for approximately 8 miles, passing through the village of Froncysyllte, and cross the bridge into Llangollen.

At the roundabout, take the first exit onto Abbey Road and continue for around half a mile before turning right onto Willow Street. Proceed up the hill and take a right turn into Bryn Hyfryd. Number 12 will be found on the right-hand side, identified by the Halls 'For Sale' board.

SITUATION

Located on the popular Bryn Hyfryd development, the property enjoys a quiet position within easy reach of Llangollen's charming town centre. The town offers a superb range of local amenities including independent shops, cafés, restaurants and schools, alongside excellent leisure facilities and scenic walks along the River Dee and Llangollen Canal.

Good road links provide access to Wrexham, Oswestry, Chester and the wider region.

SCHOOLING

The property is well placed for access to a range of local schools. Ysgol Bryn Collen provides highly regarded primary education within the town, while Ysgol Dinas Brân offers comprehensive secondary schooling with sixth form provision.

For those seeking independent education, Moreton Hall and Ellesmere College are both within easy driving distance, offering excellent day and boarding facilities

SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

Gas-fired central heating.

TENURE

We understand the property is freehold with vacant possession upon completion.

W3W

What3Words:///empires.sound.regulates

LOCAL AUTHORITY

Denbighshire County Council
Civic Offices, Ruthin, Denbighshire, LL15 1YN
Telephone: 01824 706000

Website: www.denbighshire.gov.uk

COUNCIL TAX

Council Tax Band: E

VIEWINGS

By appointment only through the selling agents, Halls.
Oswestry Office: 01691 670320
Email: oswestry@halls.gb.com

Website: www.hallsestateagents.co.uk