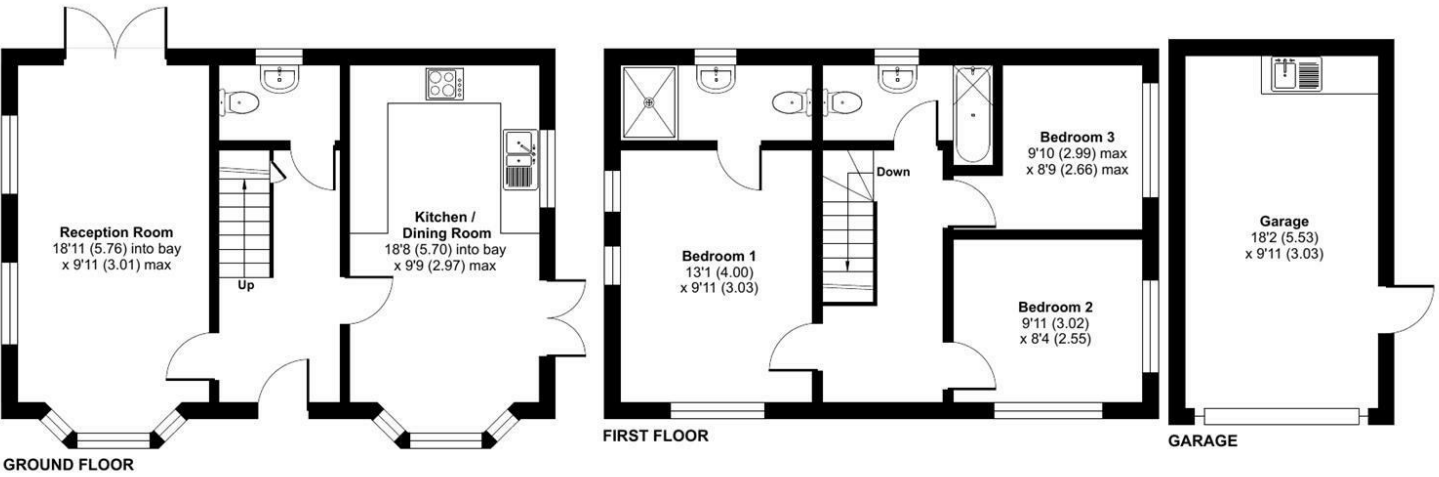


FOR SALE

2 Bryn Hyfryd, Llangollen, LL20 8BZ



Approximate Area = 949 sq ft / 88.1 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1129 sq ft / 104.8 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/aecom 2025. Produced for Halls. REF: 1346670



FOR SALE

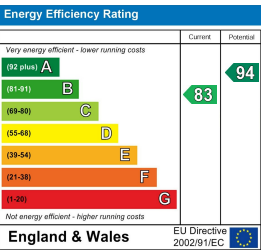
Offers in the region of £325,000

2 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 are delighted offer to this well-presented 3 bedroom detached home with no-onward chain. Enjoying an elevated position in the much sought after town of Llangollen. Situated in a desirable residential area within walking distance of the town centre, this property combines convenient town living with a peaceful setting.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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01691 670320



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Offered for sale with no onward chain
- Walking distance of Llangollen town centre
- Spacious lounge and modern open-plan kitchen/dining room
- Principal bedroom with en-suite plus family bathroom
- Driveway parking, single garage and enclosed rear garden
- Well-presented three-bedroom detached home

DESCRIPTION

A well-presented three-bedroom detached home, offered with no onward chain, set in an elevated position within walking distance of Llangollen town centre. The property includes a spacious lounge, modern kitchen/dining room with French doors to the garden, principal bedroom with en-suite, two further bedrooms and a family bathroom. Externally there is a private driveway, single garage and enclosed rear garden.

SITUATION

The property occupies an elevated position within a desirable residential area of Llangollen, a thriving town set on the banks of the River Dee amidst some of North Wales' most picturesque countryside. Llangollen is well known for its strong community spirit and excellent range of amenities including shops, cafés, restaurants, a health centre and leisure facilities. The town is also renowned for its cultural and outdoor pursuits, from the annual International Eisteddfod to walking, cycling and water sports along the Llangollen Canal and surrounding hills. Excellent road links via the A5 provide easy access to Wrexham, Chester, Shrewsbury and the wider region.

SCHOOLING

Brennig is exceptionally well placed for education, lying adjacent to the respected Ysgol Dinas Brân secondary school and within easy reach of Llangollen Primary. A selection of independent schools, including Moreton Hall, Oswestry School, and Ellesmere College, are also accessible within a 30-40 minute drive, offering further choice for families.

THE PROPERTY

The ground floor offers a spacious lounge together with a modern open-plan kitchen/dining room featuring French doors to the rear garden, along with a convenient cloakroom.

Upstairs, the principal bedroom benefits from an en-suite, complemented by two further bedrooms and a family bathroom.

OUTSIDE

Outside, the property enjoys a private driveway, single garage and a secure enclosed garden. Viewings come highly recommended.

SERVICES

Mains water, electricity, and drainage are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY & COUNCIL TAX

The property is currently banded in Council Tax Band E - Denbighshire council

VIEWINGS

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

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 (including 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.

