

BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

56 Maes Helyg, Llangollen LL20 8BX

🛏 2 Bedrooms

🚿 2 Bathrooms

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General Remarks

Commanding pleasant views over the town, this immaculately presented two double bedroom semi-detached house is located within a highly sought-after modern development, built by a multi award winning local builder. Neutrally decorated throughout, the property benefits from a downstairs w.c. and an en-suite shower room. With double glazed windows and a "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway, downstairs w.c., living room which is open plan to the kitchen, landing, main bedroom with an en-suite shower room, further double bedroom and a family bathroom. An early viewing is strongly 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 low level w.c. and pedestal wash hand basin. Radiator. Wood-effect flooring. Wall tiling.

Living Room: 14' 9" x 13' 7" (4.49m x 4.14m) PVCu double glazed French doors to the rear elevation. PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Storage cupboard. Open plan to the Kitchen.

Kitchen: 9' 9" x 7' 3" (2.96m x 2.20m) PVCu double glazed window to the front elevation. Grey wall and base units with complementary work surfaces and splash-backs. Integral gas hob with electric oven and cooker hood over. Integral fridge and freezer. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Integral dishwasher. Down-lighters.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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 expressly 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.

On The First Floor:

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

Bedroom 1: 14' 8" x 7' 6" (4.47m x 2.28m) increasing to 3.05m. Two PVCu double glazed windows to the rear elevation. Two radiators.

En-Suite Shower Room: White three piece suite comprising a walk-in shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Down-lighters. Heated towel rail.

Bedroom 2: 9' 2" x 7' 9" (2.80m x 2.35m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 6' 8" x 6' 1" (2.02m x 1.85m) PVCu double glazed window to the front elevation. White three piece suite comprising panelled bath with shower over, low level w.c. and pedestal wash hand basin. Wall tiling. Down-lighters. Heated towel rail.

Outside: Externally there is a lawned garden to the front of the property whilst the rear garden combines a paved Patio with a further lawned section. Behind the rear garden there is a paved driveway providing Off-Road Parking.





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 central heating 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 turn right into Hill Street. Once on Hill Street take a right-hand turning into Vicarage Road and then left into Maes Helyg. Once in the development take the first left and as the road bends to the right, the property will be observed on the left-hand side of the road.





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