



68

Llangollen | LL20 8BX

£400,000

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Situated in an elevated position on a popular modern residential development in the picturesque town of Llangollen, this stylish detached house on Maes Helyg offers a perfect blend of modern living and serene surroundings. The property is located in a peaceful part of the estate, set back from the road with very little passing traffic. To the front of the property lies an area of public open space. Built in 2022, the property boasts a generous 1,432 square feet of well-designed space, making it an ideal family home. Upon entering, you are greeted by a entrance hall providing access to a reception room that provides a warm and inviting atmosphere and far reaching views to the front elevation, a stunning kitchen/diner with French style doors to the rear garden is perfect for both relaxation and entertaining. The house features four well-proportioned bedrooms and a study, ensuring ample space for family members or guests. With three bathrooms, including en-suite facilities, convenience and comfort are at the forefront of this property's design. The exterior of the home is equally impressive, with parking available for up to four vehicles on a private drive and in the garage, making it easy for families and visitors alike. The location in Llangollen is particularly appealing, known for its stunning natural beauty and vibrant community, offering a range of local amenities and outdoor activities. With its modern features and thoughtful layout, it presents an excellent opportunity for those seeking a contemporary home in a charming Welsh town. Don't miss the chance to make this delightful residence your own. NO CHAIN!

- A FOUR BEDROOM, THREE STOREY MODERN FAMILY HOME
- STUNNING KITCHEN/DINER WITH UTILITY CUPBOARD
- LIVING ROOM WITH DELIGHTFUL VIEWS TOWARD CASTELL DINAS BRAN
- DOWNSTAIRS WC
- FAMILY BATHROOM & TWO EN SUITE SHOWER ROOMS
- STUDY
- ENCLOSED SOUTH FACING REAR GARDEN
- OFF ROAD PARKING, GARAGE & EV CHARGER
- PICTURESQUE LOCATION
- NO ONWARD CHAIN!



### Hall

Part glazed entrance door, timber effect flooring, stairs rising to first floor, doors to wc, lounge and kitchen/diner.

### Lounge

Window to front with brilliant views of castle Dinas bran and the panorama. Carpeted flooring.

### Kitchen/Diner

A wow factor open plan kitchen diner with a stylish fitted range of wall and base units, complementary quartz worktops, inset sink with mixer tap, 5 ring gas hob, extractor over, oven and grill, fridge/freezer, dishwasher, timber effect flooring, window and French style doors to rear, contemporary vertical radiator, double doors to utility cupboard with space under worktop for washing machine and tumble dryer.

### WC

With toilet, hand wash basin set in vanity unit, timber effect flooring, window to side, part tiled walls.

### First Floor Landing

Doors to three bedrooms, study and bathroom. Window to side, stairs rising to the second floor.

### Bedroom Two

Carpet, window to front with sensational views door to en suite.

### En Suite

Walk in shower enclosure, wc, hand wash basin set in vanity unit, tile effect flooring, chrome towel radiator, extractor, spotlights, tiled splash backs.

### Bedroom Three

Carpet, window to rear.

### Bedroom Four

Wood effect flooring, window to rear.

### Study

Timber effect flooring, window to front with lovely countryside views.

### Bathroom

Panel bath with shower from taps, wc, hand wash basin set in vanity unit, timber effect flooring, window to side, spotlights, extractor, chrome towel radiator, tiled splash backs.

### Second Floor Landing

Carpet, window to side, door to principal bedroom suite.

### Bedroom One

Carpet, dormer style window to front with wonderful views over the Vale of Llangollen, two skylight windows to rear, carpet, loft access, built in wardrobe, airing cupboard housing Worcester gas boiler, door to en suite.

### En Suite

Shower with mains shower over and hand hold attachment, wc, hand wash basin set in a vanity unit, skylight window to rear, parquet effect vinyl flooring, extractor, chrome towel radiator, spotlights, tiled splash backs.

### Outside

Front garden with lawn, raised planted bed, steps up to front door, tarmac drive to side providing ample off road parking leading to the garage.

Rear garden with patio adjacent house, gate to drive, steps up to lawn, with further steps up to a top tier wildflower meadow.

### Additional Information

Significant upgrades throughout, included at point of purchase.





Half-tiling in all bathrooms, ensuites, and downstairs WC

Gloss vanity units fitted in all bathrooms and WC

Upgraded kitchen with extended work surface area

Utility cupboard created to house washer and dryer

AEG upgraded inbuilt dishwasher

Designer anthracite radiator in kitchen diner

Dimmable downlights in living room.

Additional double sockets in all bedrooms and offices to support modern living and dressing areas

Chrome towel radiators in all bathrooms

British Gas-installed electric car charger

South-facing garden

Outdoor hot and cold taps

Five modern up-down outdoor spotlights installed around the house.

Additional outdoor power sockets

Extra sockets installed in the garage

Stunning, elevated views.

Freehold

Estate service charge approx £117.82 per annum.

#### **IMPORTANT INFORMATION**

\*Material Information interactive report available in video tour and brochure sections.

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**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full



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and efficient working order. These details must therefore be taken as a guide only.

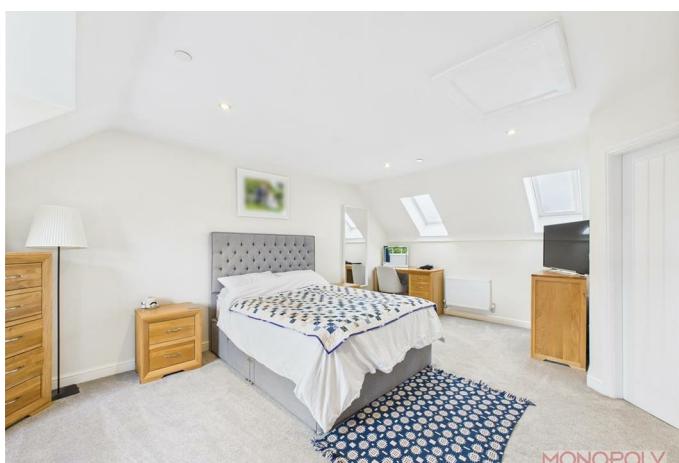
#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

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







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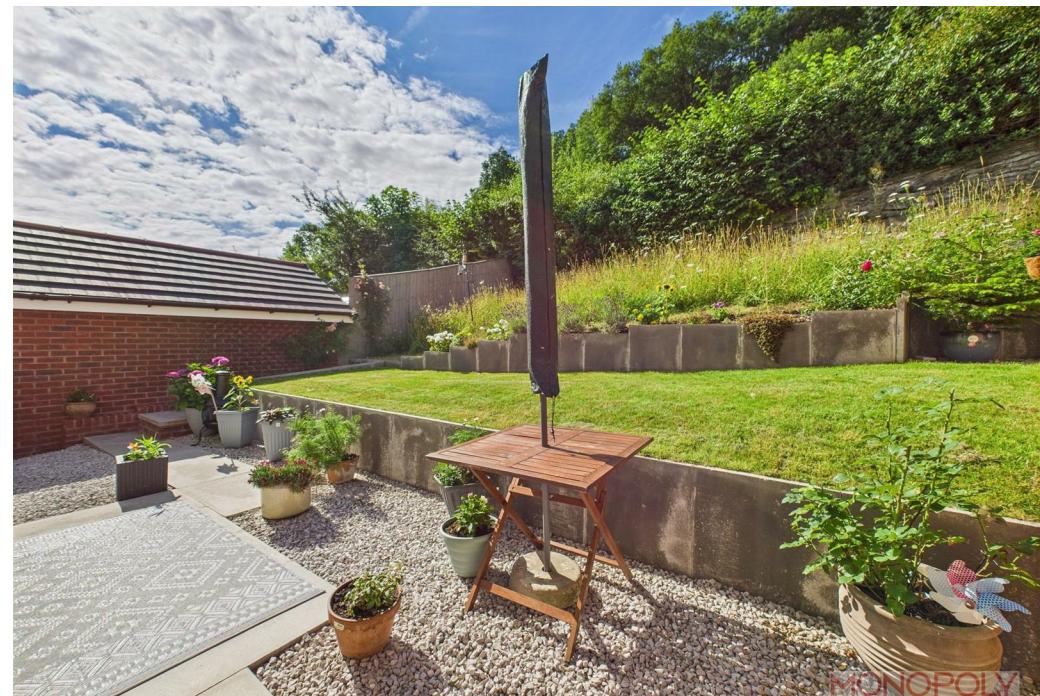
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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A	85	94
(81-91) B	B	85	
(69-80) C	C	85	
(55-68) D	D	85	
(39-54) E	E	85	
(21-38) F	F	85	
(1-20) G	G	85	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	94

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	85	94
(81-91) B	B	85	
(69-80) C	C	85	
(55-68) D	D	85	
(39-54) E	E	85	
(21-38) F	F	85	
(1-20) G	G	85	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	85	94



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