Wingetts
More than just estate agents









## 74 Maes Helyg, Llangollen, LL20 8BX

## Price £425,000

A prestigious four-bedroom detached family home, occupying a sought-after location and enjoying attractive views across Llangollen towards Castell Dinas Brân. Ideally positioned within walking distance of Llangollen town centre, this impressive property is just three years old and offers all the modern comforts and features associated with a new-build home, together with the benefit of the remaining NHBC warranty. The spacious accommodation is thoughtfully arranged over three floors and briefly comprises an entrance hall, lounge, impressive open-plan kitchen/dining room and ground floor WC. To the upper floors are three well-proportioned bedrooms, one having an en-suite shower room, a family bathroom and an impressive master with en-suite occupying the third floor. Externally, the property benefits from a private driveway providing off-road parking and EV Charging point, together with an enclosed rear garden enjoying a sunny aspect, ideal for outdoor relaxation and entertaining. NO CHAIN

## Location
Maes Helyg is a popular residential area within walking distance of the picturesque town of Llangollen with its excellent range of shopping facilities, wine bars, pubs and restaurants. Popular amongst walkers because of the natural scenery. The town also has good road links allowing for daily commuting to the major Commercial and Industrial centres of the region. Llangollen has both primary and secondary schools.

## Accommodation
Steps lead to entrance door with canopy over and opening into:-

## Entrance Hall
Welcoming entrance hall with useful understairs storage cupboard, stairs rising to the first floor and radiator.

## Ground Floor W.C
UPVC double glazed window to side, close coupled w.c, wash hand basin and radiator.

## Lounge
Generous uPVC window to the front elevation enjoying attractive views towards Castell Dinas Brân, allowing plenty of natural light to fill the room, radiator.

## Kitchen/Dining Room
Modern fitted kitchen comprising a comprehensive range of base and wall units, complemented by work surface areas incorprating sink unit. Integrated appliances include fridge/freezer, dishwasher, gas hob with extractor hood above, and electric oven and grill. uPVC window overlooking the rear garden, together with patio doors providing level access to the garden, radiator. Useful understairs storage cupboard incorporating plumbing for a washing machine.

## On The First Floor
Stairs rise from the entrance hall to the first floor landing with doors off to all rooms.

## Bedroom Four
uPVC window to rear elevation over looking the garden, radiator.

## Bedroom Three
Double bedroom with uPVC window to the rear elevation overlooking the garden and radiator.

## Bedroom Two
uPVC window to the front elevation enjoying lovely views across the development and towards Castell Dinas Brân, radiator. Door leading to:

## En-Suite
Modern suite comprising shower enclosure with mains-fed shower, WC and wash hand basin. Part-tiled walls and radiator.

## Family Bathroom
Bath with mixer tap, w.c, wash hand basin, feature window to front, part tiled walls, radiator.

## On The Second Floor
Stairs rise from the first floor landing to:-

## Master Bedroom
Impressive and spacious master bedroom, currently utilised as a home studio, enjoying an abundance of natural light from a front-facing uPVC window which takes full advantage of the far-reaching views. Additional Velux window to the rear, built-in storage cupboard and separate cupboard housing the Worcester combination boiler. Two radiators and door leading to:

## En-Suite
Modern suite comprising shower enclosure with mains-fed shower, WC and wash hand basin. Part-tiled walls and radiator, velux window.

## Outside
A private driveway to the side of the property with EV charging point provides ample off-road parking. Steps lead to the entrance door, with a small lawned garden to the front complemented by established shrubs. The enclosed rear garden enjoys a sunny aspect and is predominantly laid to lawn, with gravelled and paved patio areas providing excellent space for outdoor seating and entertaining. The garden is fully enclosed, creating a secure and family-friendly environment.

























# Floor Plan



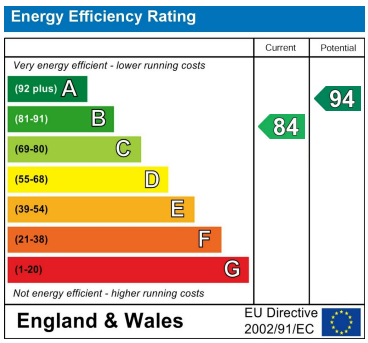

Total area: approx. 116.6 sq. metres (1255.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

**74 Maes Helg**



## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Castle Street, Llangollen, Denbighshire, LL20 8NU
Tel: 01978 861366 Email: llangollen@wingetts.co.uk www.wingetts.co.uk