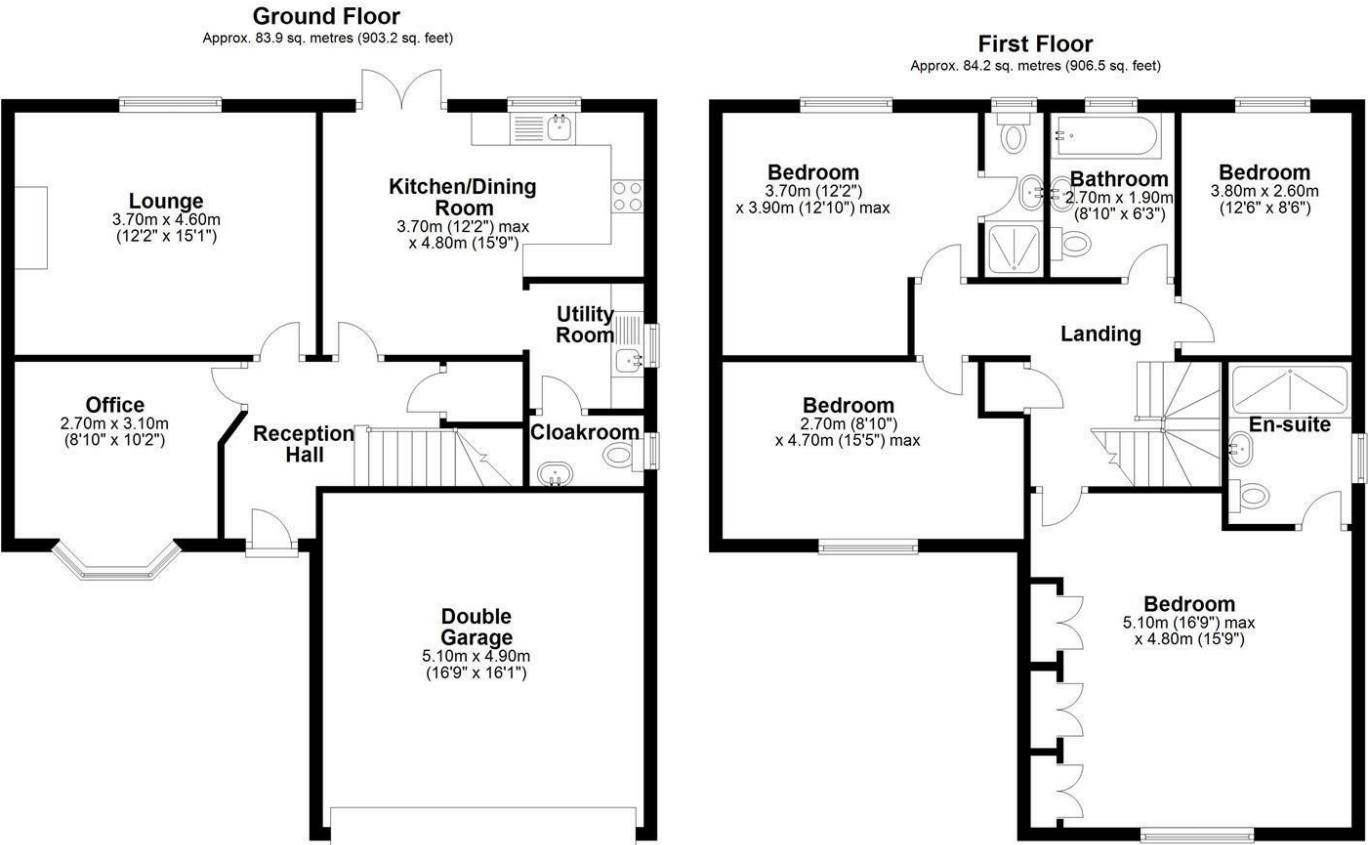


FOR SALE

2 Trem Y Creigiau, Llangollen, LL20 8EQ



2 Trem Y Creigiau



FOR SALE

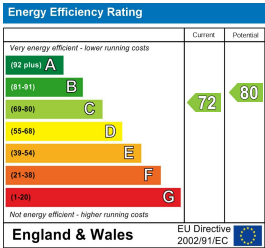
Offers in the region of £449,995

2 Trem Y Creigiau, Llangollen, LL20 8EQ

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



A substantial and attractively presented detached four-bedroom family home boasting generously proportioned rooms, integral double garage, and gardens which provide views across to Castell Dinas Bran, enviably located on a quiet cul-de-sac close to the centre of Llangollen.




01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


Wrexham (12 miles), Oswestry (13 miles), Chester (25 miles), Shrewsbury (29 miles)



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Substantial Family Home
- Generously Proportioned Rooms
- Two En-Suites
- Views towards Castell Dinas Bran
- Attractive Gardens
- Cul-De-Sac Location

DESCRIPTION
Halls are delighted with instructions to offer 2 Trem Y Creigiau in Llangollen for sale by private treaty.

2 Trem Y Creigiau is a substantial and attractively presented detached four-bedroom family home boasting generously proportioned rooms, integral double garage, and gardens which provide views across to Castell Dinas Bran, enviably located on a quiet cul-de-sac close to the centre of Llangollen.

Internally, the property is well presented throughout and boasts generously proportioned rooms, these presently comprising, on the ground floor, an Entrance Hallway, Living Room, Kitchen/Dining Room, Utility Room, Cloakroom, and Study, together with, to the first floor, four Bedrooms (two of which boast En-Suites) and a family Bathroom.

Externally, the property is complemented by gardens to both the front and rear, with the former of these providing ample driveway parking for a number of vehicles, this leading on to the integral double garage, with, to the rear of the property, well maintained gardens offering patio space and lawns with views of the rising scenery to the rear.

The sale of 2 Trem Y Creigiau does, therefore, provide the rare opportunity for purchasers to acquire a substantial four-bedroom detached family home with the benefit of gardens and parking in a pleasant cul-de-sac location.

THE ACCOMMODATION COMPRISES:
The property is entered via a covered porch through a wooden front door with opaque glazed panels in to an:

ENTRANCE HALL
Tiled flooring, carpeted stairs rising to the first floor, and a useful understairs storage cupboard, with a door leading in to the:

LIVING ROOM
15'1" x 12'1" (4.6m x 3.7m)
Fitted carpet as laid, UPVC double glazed windows on to rear elevation, and a gas "living flame" effect fire set within marble effect and wood surround.

STUDY
10'2" x 8'10" (3.1m x 2.7m)
Fitted carpet as laid, UPVC double glazed bay window on to front elevation.

KITCHEN/DINING ROOM
15'8" x 12'1" (4.8m x 3.7m)
A continuation of the tiled flooring, UPVC double glazed window on to rear elevation, fully glazed UPVC patio doors leading out onto patio and garden beyond, and with a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset 1.5 stainless steel sink and draining area to one side, tiled splashbacks, four ring Zanussi gas hob with Hotpoint oven and grill below and Zanussi extractor hood over, and with an integrated Indesit dishwasher alongside a freestanding Hotpoint fridge/freezer (available by separate negotiation); the Kitchen also boasts a freestanding kitchen island/dining table with storage drawers beneath and ample space for seating, and with a walkway leading through to the:

UTILITY AREA
A continuation of the tiled flooring, UPVC double glazed windows on to side, a selection of base units with roll topped work surfaces over, planned space for appliances and an inset stainless steel sink with draining area to one side and (H&C) mixer tap above with a further door leading in to the:

CLOAKROOM
A continuation of the tiled flooring, opaque UPVC double glazed window on to side elevation, low flush WC and corner pedestal hand basin with (H&C) mixer tap over.

FIRST FLOOR LANDING
Fitted carpet as laid, inspection hatch to loft space and a door leading in to a useful landing stairs storage cupboard with slatted shelving, a further door leads in to:

BEDROOM ONE
16'8" x 15'8" (5.1m x 4.8m)
A particularly generously sized room and with UPVC double glazed windows on to the front elevation allowing lovely views over to Castell Dinas Bran, and with an array of integrated wardrobes which contain clothing rails and shelving, with a further door leading in to the:

EN-SUITE SHOWER ROOM
Vinyl flooring, UPVC double glazed window on to side elevation, walk-in 1.5 man shower cubicle with fully aqua-boarded surround and mains fed shower, and with a low flush WC and hand basin set in to a vanity unit with storage shelves and cupboards beneath.

BEDROOM TWO
15'5" x 8'10" (4.7m x 2.7m)
Fitted carpet as laid, UPVC double glazed windows on to front elevation again allowing lovely views over the rising scenery beyond.

BEDROOM THREE
12'9" x 12'1" (3.9m x 3.7m)
Fitted carpets as laid, UPVC double glazed window on to rear elevation and with a door leading in to the:

EN SUITE SHOWER ROOM
Vinyl flooring, opaque UPVC double glazed window on to rear, walk in shower cubicle with fully tiled surround and mains fed shower, low flush WC and pedestal hand basin.

BEDROOM FOUR
12'5" x 8'6" (3.8m x 2.6m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation.

FAMILY BATHROOM
Fitted carpet as laid, opaque UPVC double glazed window on to rear elevation, panelled bath with (H&C) mixer tap above, partly tiled walls, and a low flush WC and hand basin set in to vanity unit with storage cupboards and shelving above.

OUTSIDE
The property is approached over a tarmac/brick-paved driveway providing ample space for a number of vehicles, flanked to one side by an area of shaped lawn with the brick paving extending to a path which leads to the covered front door, and with the tarmac driveway leading on to the:

DOUBLE GARAGE
16'8" x 16'0" (5.1m x 4.9m)
Concrete floors, electrically operated roller shutter front access door, power and light laid on, and the Worcester Bosch gas fired combi boiler which feeds in to a Hive heating system.

A paved walkway leads, via a full height metal gate, through to the:

REAR GARDEN
With an attractive paved patio area which represents an ideal space for outdoor dining and entertaining and also houses a substantial timber garden shed, this bordered by an expanse of lawn retained within established floral and herbaceous beds, and with a further walkway offering space for bin/storage.

SERVICES
We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE
The freehold interest in the property is being purchased by the current vendors and, thus, the property will be offered for sale on a freehold basis, with vacant possession being granted upon completion.

LOCAL AUTHORITY
Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ.

COUNCIL TAX
The property is in Band 'F' on the Council Register.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.