



## 2 Valley View

Llwynmawr, Llangollen, LL20 7BL

£330,000



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## To the Front

The property is approached via a driveway providing off road parking for up to three vehicles and access to the double garage. The front garden is mainly laid to lawn with a mature tree and pathway leading to the side elevation. Entry is gained via a UPVC double glazed door into the Entrance Hall.

## Entrance Hall

8'3" x 7'1" (2.53m x 2.17m)

Accessed via a UPVC double glazed door, the Entrance Hall features wood effect vinyl flooring, panelled radiator, ceiling light point, and doors off to the Lounge, Kitchen, Downstairs W.C, and Under Stairs Storage Cupboard.

## Lounge

20'9" x 17'3" (6.34m x 5.27m)

Two UPVC double glazed windows to the front elevation. Feature multi fuel log burner set on a marble hearth with timber beam mantle. Laminate flooring, double panelled radiator, ceiling light point, two wall lights, television and telephone points. Bi folding doors lead into:

## Reception Room Two

12'10" x 10'7" (3.92m x 3.25m)

UPVC double glazed door and side panel with matching window overlooking the rear garden. Laminate flooring, ceiling light point, telephone point, and panelled radiator.

## Kitchen/ Diner

10'6" x 10'7" (3.21m x 3.25m)

Fitted with a range of wooden wall, drawer and base units with granite effect work surfaces over and stainless steel sink unit with mixer tap. Space for freestanding cooker with splashback tiling and extractor hood over. Ample space for dining table and chairs. Plumbing and space for washing machine. Wood effect vinyl flooring, panelled radiator, and a door to storage cupboard with shelving and lighting. UPVC double glazed window overlooks the rear garden. Door to:

## Reception Room Three

16'8" x 11'5" (5.10m x 3.49m)

UPVC double glazed windows to both the side and rear elevations. Vinyl flooring, panelled radiator, and UPVC double glazed door providing access to the rear garden. Additional internal wooden door gives access to the garage.

## Integral Garage

17'11" x 16'1" (5.48m x 4.91m)

Fitted with power and lighting. Up and over door to the front. Housing 'Pensotti' oil fired boiler.

## Downstairs W.C

5'7" x 3'2" (1.71m x 0.97m)

Comprising low level W.C. and wash hand basin set within a vanity unit with shelving. Vinyl flooring, panelled radiator, and UPVC double glazed frosted window to the front elevation.

## Stairs to the first floor accommodation

Landing provides access to the loft space and airing cupboard housing the water tank.

## Bedroom One

10'7" 14'11" (3.24m 4.56m)

UPVC double glazed window to the front elevation. Double panelled radiator, ceiling light point, and built-in wardrobe with hanging rail.

## Bedroom Two

8'6" x 9'8" (2.61m x 2.97m)

UPVC double glazed window to the rear elevation. Double panelled radiator, ceiling light point, and built-in wardrobe with hanging rail.

## Bedroom Three

7'8" 9'8" (2.34m 2.97m)

UPVC double glazed window to the front elevation. Double panelled radiator, ceiling light point, built-in wardrobe with hanging rail and shelving. Carpeted flooring.

## Bathroom

5'7" x 8'2" (1.71m x 2.50m)

Fitted with a three piece suite comprising walk-in electric 'Triton' shower, low level W.C., and wash hand basin. Laminate flooring, double panelled radiator, and UPVC double glazed frosted window to the rear elevation.

## Outside

To the rear, the garden enjoys a private and enclosed setting with a combination of gravelled and lawned areas. A gravel patio area immediately to the rear provides space for seating, planters and storage. Steps lead up to lawn surrounded by mature flowering shrubs and established trees which offer a tranquil, leafy backdrop. A decorative wooden archway with integrated seating, with an additional arched trellis leading to a second garden area which includes shed and further lawn. The garden also houses the external oil tank.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

The agents have not tested the appliances listed in the particulars.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

### DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



## Road Map



## Hybrid Map



## Terrain Map



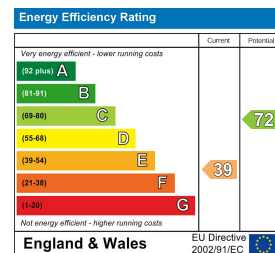
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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