

# Town & Country

Estate & Letting Agents

Maes Collen, Llangollen

£167,500



Situated with a quiet cul-de-sac, with views to the rear towards Dina's Bran and surrounding hills, this two bedroom property in need of cosmetic modernisation benefits from gas central heating along with UPVC double glazing and comprises an entrance hall, living room, kitchen/dining room and a first floor landing with doors off opening to two bedrooms and to a shower room. Externally to the front of the property is a lawn garden with side access leading to a rear garden, again predominantly laid to lawn and enclosed by timber fencing.

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## Externally Front

To the front of the property is a lawned garden with steps descending to the front door with canopy above. A pathway with a light leads along the side of the property to the rear garden.

## Entrance Hall

The property is entered through UPVC double glazed front door opening to an entrance hall with radiator, stairs off rising to the first floor accommodation and the door opening to the living room.



## Living Room

14'2 x 8'10

Having a window facing the front elevation with a radiator below, a wall mounted gas fire and an archway leads to the kitchen.



## Kitchen

12' x 9'3

Fitted with wall and base units, with work surfaces housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is an under

stair storage cupboard, a radiator, a window to the rear elevation and a UPVC double glazed stable style back door.

## First Floor Landing

With a window facing the side elevation, access to the loft and doors of opening to the wet room and to both bedrooms.



## Bedroom One

10'10 x 12'

Having a built in cupboard housing the gas Worcester combination boiler, a built-in wardrobe, two windows to the front elevation and a radiator.



## Bedroom Two

5'8 x 8'10

With a radiator and a window to the rear framing views of the hills and towards Dina's Bran



## Wet Room

5'8 x 5'6

Previously adapted for disabled use and installed with a low-level WC, wash hand basin, provision for an electric shower with a fitted seat and protective screen. The walls are partially tiled with a radiator and an opaque window facing the rear elevation.



## Rear Garden

Predominately laid to lawn with an aluminium storage shed, outside water supply and light enclosed by timber fencing.

## Addendum

The following applicants will be favoured: A first-time buyer who has: - A local connection of 5 years within the community of Denbighshire or neighbouring community. Local connection being: - A person(s) who is living within the community of Denbighshire or neighbouring community, for a continuous period of 5 years immediately preceding the date

upon which the sale completes OR - a person(s) is working within the community of Denbighshire or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR - has a close family connection, who within the community of Denbighshire or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR A first-time buyer who has - previously lived within the community of Denbighshire or neighbouring community for at least 5 years, and would like to return to live in the area The above eligibility will be assessed upon an offer being made

## Services

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

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant

normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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