

# Town & Country

Estate & Letting Agents

Pencoed, Station Road, Trevor, Llangollen

£259,950



VIRTUAL TOUR AVAILABLE... This well maintained three bedroom detached family home sits in an enviable position at the head of a cul-de-sac in this village. With the benefits of UPVC double glazing and gas central heating. The property itself in brief comprises an entrance hall, through living/dining room, kitchen, and a first floor landing giving access to 3 bedrooms and a shower room. Externally the property is over a brick block driveway, leading to a single garage and the front door which is positioned along garden gated access. This property is available with a benefit of no onward chain.

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## DESCRIPTION

VIRTUAL TOUR AVAILABLE... A three bedroom detached family home that is located within an enviable position at the head of a cul-de-sac in this village. With the benefits of UPVC double glazing and gas central heating. The property itself in brief comprises an entrance hall, through living/dining room, kitchen, and a first floor landing giving access to 3 bedrooms and a shower room.

## LOCATION

The property is located in a small village called Trevor, known for its picturesque setting alongside the River Dee and its iconic stone bridge. The village offers stunning views of the surrounding countryside and features a variety of local amenities such as local pubs, restaurants and walking routes.

## DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 1, take the A539 exit to Whitchurch/Llangollen, At the roundabout, take the 3rd exit onto Ruabon Interchange/A539, Go through 1 roundabout, At the roundabout, take the 3rd exit onto Llangollen Rd/A539, Turn left onto Station Rd/B5434, Turn right onto Pencoed, Destination will be on the left.

## ENTRANCE HALL

The property is entered through a UPVC double glazed front door which opens to an entrance hall with timber laminate flooring. The entrance hall comprises of

a window that faces the side elevation, a recessed downlight and a door that opens to the living/dining room.



## LIVING/DINING ROOM

23'4" x 13'6"

A double aspect room with a window that faces the front elevation, two radiators, a patio door that opens to the rear gardens, a brick block patio area, a storage cupboard, and a living flame gas fire with featured marbles and half glazed doors which open to the kitchen and the stairwell.



## KITCHEN

10'9" x 8'4"

The kitchen is fitted with a range of light wood style wall base drawer units which are complimented by stainless steel handles. Ample works surface space incorporates a breakfast bar and houses are stainless steel 1 1/2 bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, a hob, an extractor hood and fridge, and there is space and plumbing for a washing machine. The flooring is ceramic tiled with a radiator on the wall, two windows that face the rear elevation and a UPVC double glazed back door open to the rear garden.

## FIRST FLOOR LANDING

The first floor landing features a

window that faces the side elevation, a loft access point, a recessed down light and doors opening to all three bedrooms and to the shower room.



## BEDROOM ONE

12 x 11'3"

This room includes two windows which face the front elevation with a radiator below and a range of bedroom units that include a wardrobe dresser and a bedside cabinet.



## BEDROOM TWO

12 x 8'10"

This room is fitted with a range of units including wardrobes and drawers. Two windows which face the rear elevation with a radiator below are also prominent.



### BEDROOM THREE

8'3"×5'8"

With a window that faces the front elevation and a radiator.

### SHOWER ROOM

8'6"×8

An L shaped room installed with a double shower enclosure and a thermostatic shower. Other features include a dual flush, a low-level WC, a pedestal hand wash basin, a chrome heated towel rail, fully tiled walls and ceramic tiled floor, two opaque windows which face the side elevation and a built-in airing cupboard is positioned in the corner of the room.



### EXTERNALLY FRONT

The property is approached over an attractive brick block driveway sitting alongside a lawned garden that leads to the front door and a single garage. An iron gate to the side is also featured which opens to the rear garden.



### REAR GARDEN

The rear garden continues with the continuation of the brick block driveway into a paved pathway and patio areas leading past the shrub garden to a deck patio in an elevated position overlooking a lawn garden with shrub border. There is an external water supply and light.

### GARAGE

A single up and over door opens to a garage with power and light and timber door side access.

### 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.

### Services

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

### Mortgage Advice (Wrexham)

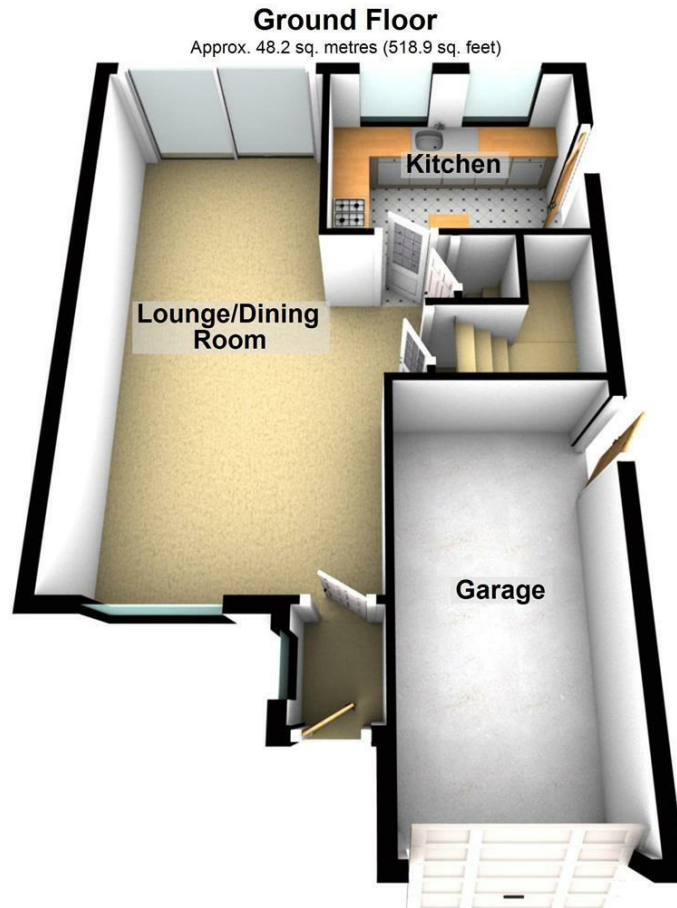
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your

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.**

### To Make an Offer (Wrexham)

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



Total area: approx. 93.3 sq. metres (1004.4 sq. feet)

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 most 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	