

Town & Country

Estate & Letting Agents

Wenfryn Close, Trevor, Llangollen

£475,000



A substantial Four bedroom detached family house with the benefit of a 2 storey annex in the sought after village of Trevor. The property has undergone an extensive schedule of renovations, including a full rewire and subsequent plastering, and UPVC double glazing. In brief the accommodation comprises an entrance hall, cloakroom WC, large kitchen breakfast room, lounge, sunroom and dining room. To the first floor are three double bedrooms and the family bathroom. Externally the is approached through double wrought iron gates with a drive way offering ample off road parking and dissecting mature wrap around gardens.

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Entrance Hall

A spacious entrance hall, stairs rise to the first floor landing with useful under stairs cupboard, original flooring, spotlights to ceiling,

GROUND FLOOR W/C

UPVC double glazed frosted window to front



Dining Room

8'11 x 12'4

With a continuation of the parquet flooring from the living room, a large UPVC double glazed bay window overlooking the rear garden, with radiator below, recessed spotlights set within the ceiling and doors opening into the kitchen.



Lounge

17'10 x 13'11

Fantastic, large space with parquet floor, UPVC double glazed window overlooking the side elevation with radiator below, exposed chimney breast, recessed spotlights set within the ceiling, an arched throughway to the dining room and UPVC patio doors leading onto the sun room.

Sun Room

Constructed of low brick walls with UPVC windows and a new roof, tiled floors and a UPVC door opening to the garden



Kitchen/ Breakfast Room

15'3 x 13'4

Fitted with a range of wood effect base, wall and drawer units. Ample work surface areas house a stainless-steel double sink and drainer unit with mixer tap and tiled splashback. Integrated appliances include a gas hob with extractor fan above, double electric oven and grill, space and plumbing for a dishwasher. A UPVC double glazed window above overlooking the rear garden, a radiator, spotlights set within in ceiling and a door off opening to the rear porch.

Rear Porch

Boiler room housing the newly installed Worcester combi boiler, having two controls (one for main house and one for annexe), external door to garden and door into the Annexe.



First Floor Landing

With a continuation of the turned balustrade, opening to a large landing with UPVC double glazed window to front, airing cupboard, doors off to all rooms. Door to dressing room (connecting the Annexe)



Master Bedroom

12'1 x 13'10

Large UPVC double glazed window to front with lovely views over the valley, radiator, spot lights to ceiling, door off to a built in wardrobe.



Bedroom Two

14'10 x 13'11

UPVC double glazed window to rear, radiator, built in wardrobe, ceiling hatch to roof space.



Bedroom Three

10'8 x 11'10

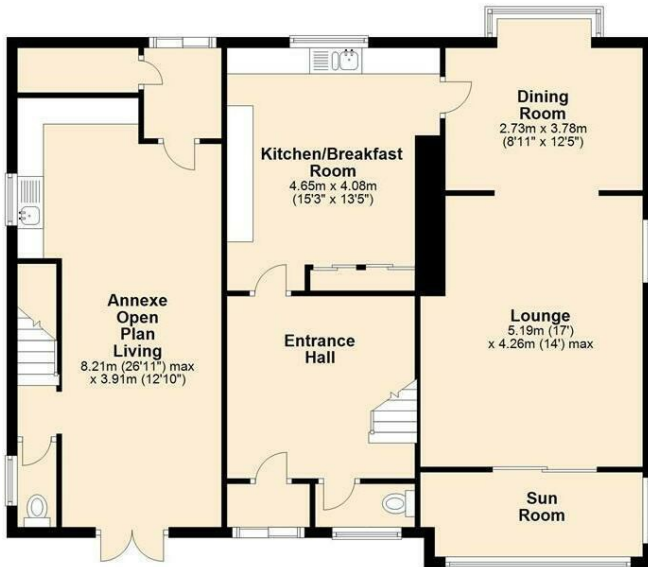
UPVC double glazed window to rear, radiator.



FAMILY BATHROOM

Fitted with a modern Four piece White suite of with mixer taps, walk in shower enclosure, w.c, wash hand basin, fully tiled walls

Ground Floor
 Approx. 112.6 sq. metres (1211.7 sq. feet)



First Floor
 Approx. 108.1 sq. metres (1163.9 sq. feet)



Total area: approx. 220.7 sq. metres (2375.5 sq. feet)

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

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