

Town & Country

Estate & Letting Agents

Heol Penderyst, Trevor, Llangollen

£169,950



Enjoying views towards an Area of Outstanding Natural Beauty, this semi-detached property benefits from gas central heating and UPVC double glazing. The internal accommodation comprises an entrance hall, kitchen, dining room, living room, and first-floor landing providing access to three bedrooms and a shower room. Externally, the front of the property features an artificial lawn, golden gravel, and shrubbed gardens. Side access leads to a rear garden with steps rising to a low-maintenance patterned concrete patio, a shrubbed garden, greenhouse, and timber shed. The property is available with no onward chain.

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DESCRIPTION

A three bedroom semi-detached property in brief comprising of an entrance hall, kitchen, dining room, living room, and first-floor landing providing access to three 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, Continue to follow B5434, Turn right onto George Ave, Continue onto Charles Ave, Continue onto Heol Penderyst, Destination will be on the left.

ENTRANCE HALL

The property is entered via a UPVC opaque double-glazed door, which opens into the entrance hall. This area features a radiator, stairs rising to the first-floor accommodation, and a doorway leading to the kitchen.



KITCHEN

15'2" x 7'6"

The kitchen is divided into two distinct areas, both fitted with wood grain effect wall, base, and drawer units, complemented by stainless steel handles and wood grain effect flooring. There is space for a cooker and space with plumbing for a washing machine. The walls are partially tiled, and there are two built-in cupboards, one of which houses the gas combination boiler. A window overlooks the rear garden, and an open archway leads to the dining room.



DINING ROOM

12'7" x 8'4"

Featuring a ceramic-tiled ornamental fireplace, a radiator, and a window overlooking the rear garden.



LIVING ROOM

12'4" x 11'4" (max)

With a window facing the front elevation, a radiator, and a brick and wood hearth with a mantel above.

FIRST FLOOR LANDING

Providing access to all three bedrooms, a shelved storage cupboard, a window to the side elevation, and a sliding door to the wet room.



WET ROOM

7'10" x 5'6"

Fully tiled walls, a radiator, extractor fan, and opaque windows to the rear and side elevations. Fitted with a wall-mounted electric shower, protective screening, a built-in shower seat, a low-level WC, and a pedestal wash hand basin.



BEDROOM ONE

11'8" x 10'4"

With a radiator and a front-facing window that beautifully frames views of an Area of Outstanding Natural Beauty.



BEDROOM TWO

12'2" x 8'1"

Featuring a radiator and a rear-facing window.



BEDROOM THREE

10'1" x 7'0" (max)

Includes the stair bulkhead and a front-facing window offering the same lovely views as Bedroom One.



EXTERNALLY

The property is approached through a timber gate, opening onto a paved pathway with steps rising to the front door, which features a canopy above and a light to the side. On either side of the pathway are golden gravel and shrubbed gardens, along with a small artificial lawn. Side access leads to the rear garden. Steps rise to a low-maintenance patterned concrete patio area, with a shrubbed garden to the front, as well as a greenhouse and a timber shed. The area is enclosed by fencing. There is currently no external lighting or water supply.

Services

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

To Make an Offer

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

Viewings

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

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.

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) 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	