

# Town & Country

Estate & Letting Agents

Station Road, Trevor, Llangollen

£269,950



Town and Country are proud to present this beautifully presented 3 bedroom detached property in the sought after village location of Trevor. The property benefits from a large kitchen, lounge/diner, 3 double bedrooms, family bathroom, 4/5 car driveway, detached garage and lawned and patio area to the rear. The property also benefits from full Hik Vision CCTV and alarm system. The property is less than a 2 minute walk from the famous Thomas Telford Aqueduct with its world heritage status. Viewings by appointment only. NO ONWARD CHAIN.

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## Entrance

UPVC door leading to spacious hallway, stairs and kitchen and lounge.

## Lounge

13'11" x 13'11"

Good sized lounge with windows to front and rear. Wood flooring throughout.

## Kitchen

16'6" x 10'5"

Spacious Kitchen with space for Washing Machine, Dishwasher. Integrated Fridge/Freezer. Fan Oven and Gas Hob.

## Dining room

13'11"x 10'5"

Large dining room with patio doors leading to garden. Wood flooring throughout.

## Additional Lounge

## Additional Dining Room

## Additional Kitchen

## Hallway

Spacious under stairs storage. Wood Flooring Throughout.

## Landing

Window to side, doors leading to bedrooms, bathroom and airing cupboard. Attic access with drop down ladder.

## Bedroom One

16'6" x 10'5"

Fantastic sized master bedroom with windows over looking front.

## Addition Bedroom One

## Bedroom Two

12'0" x 8'0"

Window to rear.

## Additional Bedroom Two

## Bedroom Three

11'2" x 8'0"

Window to rear, storage space accessible through door to side.

## Bathroom

Newly fitted bathroom, part tiled and radiator.

## Additional Bathroom

## Garden

South facing. Newly laid patio area and fencing. Spectacular views. Access to detached garage through side gate. .

## Garden.

## Garden..

This property is associated with an employee of Town and Country.





Total area: approx. 111.0 sq. metres (1194.4 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 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	