

Town & Country

Estate & Letting Agents

Llangollen Road, Trevor

£230,000



A spacious and well presented three bedroom semi-detached property set in a popular village location towards Llangollen. The property comprises; entrance porch and hallway, lounge, sitting room, kitchen and cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a lawn to front, with further lawn, patio and decking area to rear. This property must be viewed!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

UPVC door to side into entrance porch. Tiled flooring, dado rail, wooden door with feature stained glass panels into hallway.

Hallway

Original tiled flooring, original stripped wooden panels, dado rail, stairs to first floor, radiator, doors off to:

Additional Photo

Cloakroom

Low level wc, wash hand basin set in vanity unit, part tiled walls, decorative stained glass window to side, radiator.

Lounge

16'11" x 13'11" into bay

A light and airy room with large bay window to front, original exposed floorboards, open fire with tiled hearth and backdrop with timber surround, coved ceiling, picture rail, radiator.

Family Room

14'1" x 13'7"

Open fireplace with tiled hearth and pine surround, original exposed floorboards, coved ceiling, window to front, radiator.

Kitchen

12'0" x 10'3"

An L shaped kitchen with a range of white modern range of wall and base units with complementary work surfaces, 1½ bowl stainless steel sink unit with mixer tap over, splashback tiling, inglenook with timber over and space for Range style cooker, space for washing machine, space for tumble dryer, cupboard housing wall mounted gas boiler, understairs storage, laminate wood flooring, radiator, window and door to rear.

Additional Photo.

Landing

Large window to rear with views over open countryside, loft access, dado rail, feature brick archway, doors of to:

Bedroom 1

13'0" x 12'2"

A light and airy dual aspect bedroom with windows to front and side, coved ceiling, radiator.

Bedroom 2

14'1" x 13'10"

Window to front, coved ceiling, picture rail, radiator.

Bedroom 3

10'0" x 12'0"

Another good sized L shaped bedroom with two windows to rear, radiator.

Bathroom

A superb four piece suite comprising: freestanding roll top bath with shower attachment, fully tiled shower cubicle with shower over, pedestal wash hand basin and low level wc. Part tiled walls, two heated towel rails, airing cupboard, window to side.

Outside

Lawned garden to front with steps leading up and gated access to rear. A private garden to rear with brick paved seating area, lawned area and raised decked seating area with spectacular views over open countryside.

Additional Photo..

Countryside Views

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To Make an Offer

TO MAKE AN OFFER

If you would like to make an offer please

contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

Monday to Friday - 8.30 am - 5.30 pm
Saturday - 9.00 am - 4.00 pm
Sunday - CLOSED

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.

Entrance

Glazed door to side giving access to

front entrance porch. Quarry tiled flooring. Further door into hallway. Stairs to first floor. Further quarry tiled flooring. Radiator. Doors off to:

Lounge

14'5" x 14'0"

Fireplace with wooden surround. Wooden flooring. Bay window to front. Radiator.

Sitting Room

14'0" x 13'9"

Feature cast iron fireplace with tiled surround. Wooden flooring. Window to front. Radiator.

Kitchen

10'4" x 10'3"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit. Integrated fridge. Space for range style cooker. Space and plumbing for washing machine. Space for dishwasher. Splashback tiling. Quarry tiled flooring. Wall-mounted boiler. Window to rear. Door to rear.

Cloakroom

Low level W/C. Wash hand basin set in vanity unit. Part tiled walls. Radiator.

Landing

Loft access. Decorative brick archway. Doors off to:

Bedroom One

14'5" x 14'0"

Window to front. Window to side. Radiator.

Bedroom Two

13'11" x 13'10"

Window to front. Radiator.

Bedroom Three

14'0" x 10'3" narrowing to 9'2"

Window to rear x2. Radiator.

Bathroom

Low level W/C. Pedestal wash hand basin. Roll top bath. Shower cubicle with shower attachment. Part tiled walls. Heated towel rail. Airing cupboard with shelving.

Front Garden

Lawned garden with paving. Potential for parking with relevant permissions.

Rear Garden

Lawned garden to rear with patio and decking with pleasant countryside views.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

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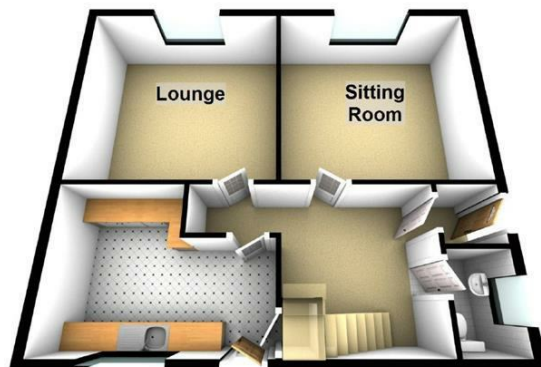
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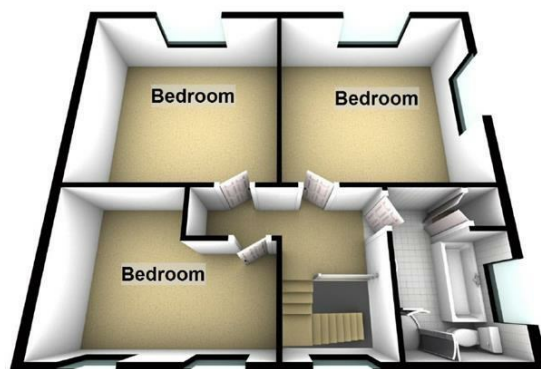
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Ground Floor



First Floor



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