



13

Trevor, Llangollen | Wrexham | LL20 7TJ

£320,000

MONOPOLY
BUY ■ SELL ■ RENT

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Nestled in the picturesque village of Trevor, Llangollen, this delightful detached house offers a perfect blend of modern living and serene surroundings. Built in 2002, the property boasts a generous living space of 1,367 square feet, making it an ideal family home. Upon entering, you are welcomed into an entrance hall giving access to spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining, a well equipped kitchen/diner, utility room and downstairs wc. The house features four well-proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. To the rear is an attractive enclosed garden with lawn, decking and covered seating area/home bar area. The exterior of the property includes parking for up to two vehicles plus a single garage, providing convenience for families with multiple cars or visitors. The location itself is a true gem, offering easy access to the stunning landscapes of Llangollen, known for its picturesque views and outdoor activities. The neighbouring villages of Trevor and Acrefair offer a number of local amenities as well as lovely canal side walks and historic features such as the near by Aqueduct. Another benefit is the excellent road access into Llangollen and to the A5 and A483. This property is not just a house; it is a home that promises comfort and a sense of community. Whether you are looking to settle down or seeking a peaceful retreat, this residence in Trevor is a wonderful opportunity to embrace a lifestyle surrounded by natural beauty and modern amenities. Do not miss the chance to make this charming house your new home.

- A FOUR BEDROOM DETACHED HOUSE
- WELL PRESENTED INTERNAL ACCOMODATION
- KITCHEN/DINER
- SPACIOUS LOUNGE WITH SQUARE BAY WINDOW
- UTILITY & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- PICTURESQUE COUNTRYSIDE SURROUNDINGS



Entrance Hall

Upvc front door, solid oak flooring, stairs to first floor, doors off to lounge, kitchen, utility and wc.

Lounge

Square bay window to front, solid oak flooring, coving, electric fire, double doors to dining area.

Kitchen/Diner

Fitted range of wall and base units, complementary worktops, composite sink drainer, mixer tap, window to rear, breakfast bar, single oven, gas hob, extractor, fridge freezer, space for dishwasher, French doors to rear garden.

Utility

Fitted units with complementary worktops, stainless sink drainer, mixer tap, space under for washing machine, wall mounted Worcester gas combi boiler, tiled floor, window to rear, external door to side, extractor.

WC

With toilet, hand wash basin, tiled floor, window to side.

First floor landing

Carpet, doors to bedrooms and bathroom, window to side, linen cupboard, loft access.

Bedroom One

Carpet, window to front with a pleasant view, fitted wardrobes, door to en suite.

En Suite

Shower enclosure, wc, hand wash basin, window to front, tiled floor and walls, extractor, spotlights.

Bedroom Two

Laminate flooring, window to rear.

Bedroom Three

Carpet, window to front.

Bedroom Four

Carpet, window to rear.

Bathroom

Shower enclosure, panel bath, wc, hand wash basin, tiled floor and walls, window to rear, spotlights, extractor.

Garage

Up and over door, power and lighting.

Outside

Rear Garden with timber covered seating area /home bar set on patio adjacent the house, steps up to lawn, gravel borders, fences to sides, hedge to rear. Timber deck seating area to rear. Gate to front.

Front - Tarmac driveway leading to integral garage, path to front door, lawn, gravel border, mature tree and planting.

ADDITIONAL INFORMATION

Gas combi boiler approx 4 years old...upvc double glazing

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

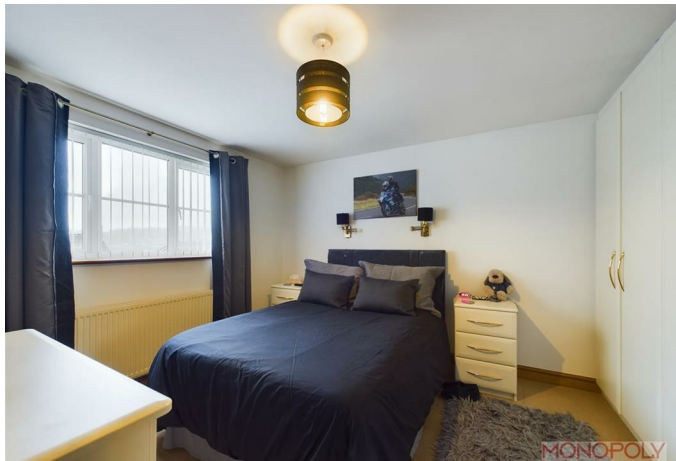
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify





that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





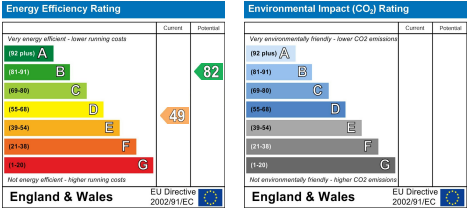




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