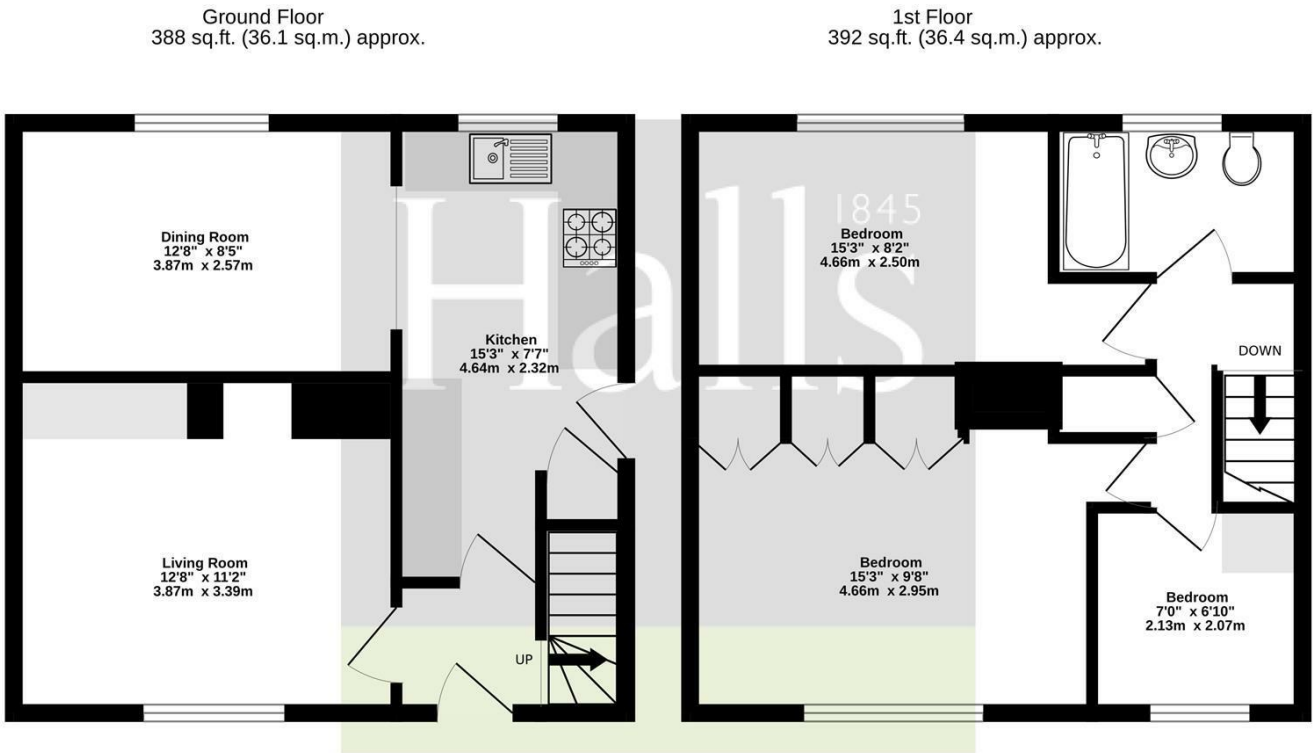


TO LET

31 Heol Penderyst, Trevor, Llangollen, LL20 7UD



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

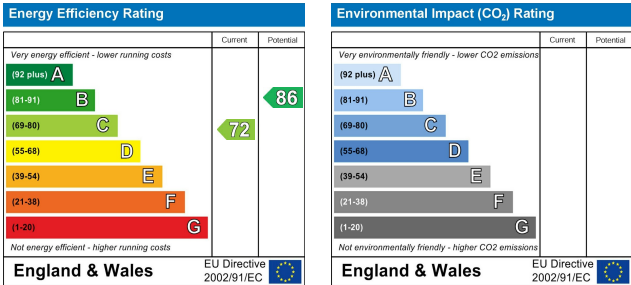
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31 Heol Penderyst, Trevor, Llangollen, LL20 7UD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



A well presented three-bedroom semi-detached family home boasting generous gardens, a Living Room with log-burner, and separate Dining/Family Room, conveniently situated within a popular residential development on the perimeter of Trevor, near Llangollen.



01691 622602

**Ellesmere Lettings**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmerelettings@hallsgb.com



onTheMarket.com



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- Three Bedrooms
- Living Room w/Log Burner
- Well Presented
- Walking Distance to Pontcysyllte Aqueduct
- Front and Rear Gardens
- Popular Residential Location

#### DESCRIPTION

The property is situated within a popular residential development on the perimeter of the picturesque village of Trevor, which is conveniently positioned for access to a number of day-to-day amenities, including Convenience Store, Childcare Establishments, Public Houses, and Restaurants, whilst offering excellent walking and cycling throughout the Dee Valley, with the iconic Pontcysyllte Aqueduct situated within a 10 minute walk.

The thriving town of Llangollen sits around 4 miles to the west and offers a wider range of amenities, with the county centre of Wrexham positioned to the north and enjoying an exhaustive array of amenities of all kinds.

The property provides around 800 sq ft of thoughtfully arranged and well presented living accommodation situated across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen, and Dining/Family Room, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by well proportioned gardens which surround the property on three sides, with, to the front, areas of lawn intersected by a concrete path which leads to the front door. To the side is an attractive paved patio area, ideal for outdoor dining and entertaining, this complemented to the rear by a slightly elevated area of lawn retained within a mid-height picket-style fence.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -  
Entrance Hall:  
Living Room: 3.87m x 3.39m  
Kitchen: 4.64m x 2.32m  
Dining Room: 3.87m x 2.57m

- First Floor -

Bedroom One: 4.66m x 2.95m  
Bedroom Two: 4.66m x 2.50m  
Bedroom Three: 2.13m x 2.07m  
Family Bathroom:

#### HOLGING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

#### SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

#### SERVICES

The property is served by mains water, electric, gas, and drainage.

#### TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term tenants are preferred.

Unfortunately, we are not able to accommodate applicants with pets.

#### COUNCIL TAX

The property is shown as being within council tax band X on the local authority register.

#### LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

