

# Town & Country

Estate & Letting Agents



**30 The Oaks, Trevor, LL20 7TX**

**Offers In The Region Of £350,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate, spacious four bedrooms family home to the market. Located in the popular village of Trevor, the property is ideal for families and those wanting good sized accommodation. The property is within a short walk of the famous Pontcysyllte Aqueduct and fantastic rural walks whilst the lovely town of Llangollen is only a five minute drive away offering a mix of activities and cultural events. The local school is within easy reach along with good road links and access to larger towns making it ideal for commuting. There is a driveway and single garage with an open aspect over the green to the front. A GREAT HOUSE WORTHY OF A VIEWING!!

## Directions

Take the Gobowen road out of Oswestry and continue along the bypass towards Wrexham until turning off at the exit signposted Llangollen and Ruabon. Continue straight over the roundabout towards Llangollen, passing Air Products on the left hand side. Follow the Llangollen Road passing through Acrefair until reaching the village of Trevor. Just before the Australia Arms turn right and then immediately right again onto The Oaks. Follow the road around to the right where the property will be identified by our for sale board.

## Overview



The property is located in a fantastic position for easy access to the famous and vibrant market town of Llangollen which offers lots of activities, great places to eat and lots of outdoor pursuits and cultural events. It is also within walking distance of the lovely Pontcysyllte aqueduct and canal basin offering breath taking scenery and beautiful walks. The local school is also within waking distance with the house being ideal for families having four bedrooms and a small play park at the top of the development.

## Accommodation Comprises

## Hallway



A welcoming and bright hallway with stairs off to the first floor, a part glazed door to the front, under stairs storage cupboard, radiator and doors to all ground floor rooms.

## Cloakroom



The fitted cloakroom has a wash hand basin with a mixer tap over, W/C on a modern vanity unit, vinyl flooring, part tiled walls, heated towel rail and window to the front.

**Lounge 15'10" x 12'7" (4.83m x 3.85m)**



There is a large bay window to the front flooding the lounge with plenty of natural light and a second window to the side, coved ceiling, tv point and a focal feature fireplace with a gas fire inset and two radiators.

**Additional Photo**



**Kitchen 8'7" x 14'5" (2.63m x 4.40m)**



A great family space to get together for meal times

comprising an extensive range of base and wall cupboards with contrasting worktops over, having integrated Neff induction hob, electric oven and grill and sink unit with a mixer tap over. Having two windows to the rear overlooking the well kept rear garden. There is space for a fridge/freezer, part tiled walls, wood flooring, spotlighting and TV point. the kitchen leads onto the dining room and also opens onto the utility room.

**Additional Photo**



**Dining Room 12'5" x 9'10" (3.81m x 3.00m)**



The dining room is the perfect space for family meals and entertaining having patio doors opening onto the rear garden, a coved ceiling, wood flooring and a radiator.

## Utility



The utility room is a really useful space having plumbing for a washing machine and dryer, wall mounted Ideal combination boiler, work surfaces, wall mounted cupboard - great for storage, extractor fan, wood flooring, part tiled walls, a window to the side and a part glazed door leading out to the side.

## First Floor Landing



The first floor landing has doors off to all bedrooms and bathroom, loft hatch and spacious airing cupboard.

## Bedroom One 12'9" x 12'7" (3.90m x 3.85m )



An impressive double bedroom having a vaulted ceiling and a feature arched window to the front overlooking the green, radiator, a good range of built in wardrobes and a door through to the ensuite.

## Additional Photograph



## En Suite



The modern en suite is fitted with a double shower cubicle with an electric Mira shower, wash hand

basin with mixer tap, and a W/C on a vanity unit, window to the side, shaver point, part tiled walls, large vanity mirror, vinyl flooring and a heated towel rail.

### **Bedroom Two 12'2" x 7'7" (3.71m x 2.33m)**



The second good sized double bedroom has a window to the front, built in wardrobe and a radiator.

### **Bedroom Three 11'1" x 9'3" (3.38m x 2.82m)**



The third bedroom has a window to the rear and radiator.

### **Bedroom Four 10'4" x 8'5" (3.15m x 2.57m)**



The fourth bedroom has a window to the rear and a radiator.

### **Family Bathroom**



The modern family bathroom is fitted with a panel bath with mains shower over, glass screen, and separate shower head, wash hand basin with mixer tap, W/C on a vanity unit, part tiled walls, window to the rear, extractor fan, spotlighting, large vanity mirror, vinyl flooring and a heated towel rail.

### To the Front



To the front of the property there is a well stocked planted garden with various shrubs and bushes. A pathway leads to the front door with a canopy porch and lighting leading to the property, There are lawned gardens and a pathway leading around to the gated rear garden. The property also has a single garage with an up and over door, power and lighting along with a personal door out to the side. A driveway provides parking for several cars leading up to the garage.

### Additional Photo

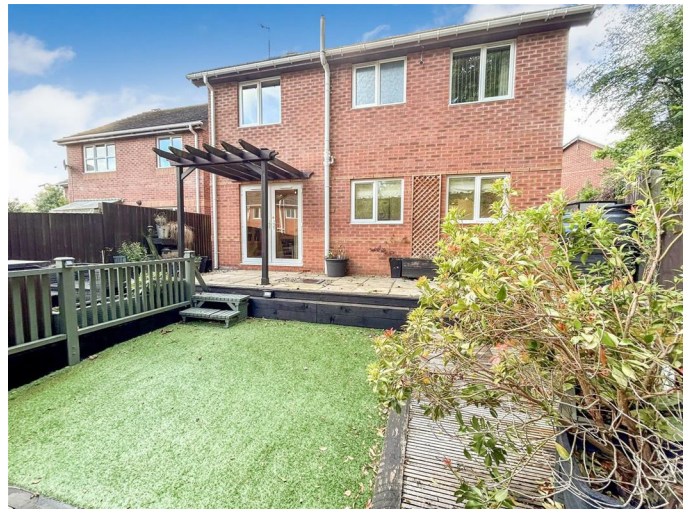


### View To The Front



The property enjoys a lovely open aspect to the front over the green. There is a small children's play area located at the top of the development.

### Rear Gardens



The well maintained rear gardens have a patio area running across the rear ideal for entertaining and relaxing. There are a further two decked areas ideal for outside furniture and barbecues etc. along with an area of artificial grass leading to the studio/ bar. The garden is fully enclosed by fence panelling making it ideal for pets and children.

### Additional Photo



### Additional Photo



### Studio/ Bar



At the end of the garden there is a purpose built studio/ bar which has been lovingly developed by the present owners to create a fantastic entertaining area with a built in bar and seating. A very versatile space which could be adapted to a number of uses such as a home office/ playroom, home gym or craft room.

### Additional Photo



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band E.

### Services

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

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

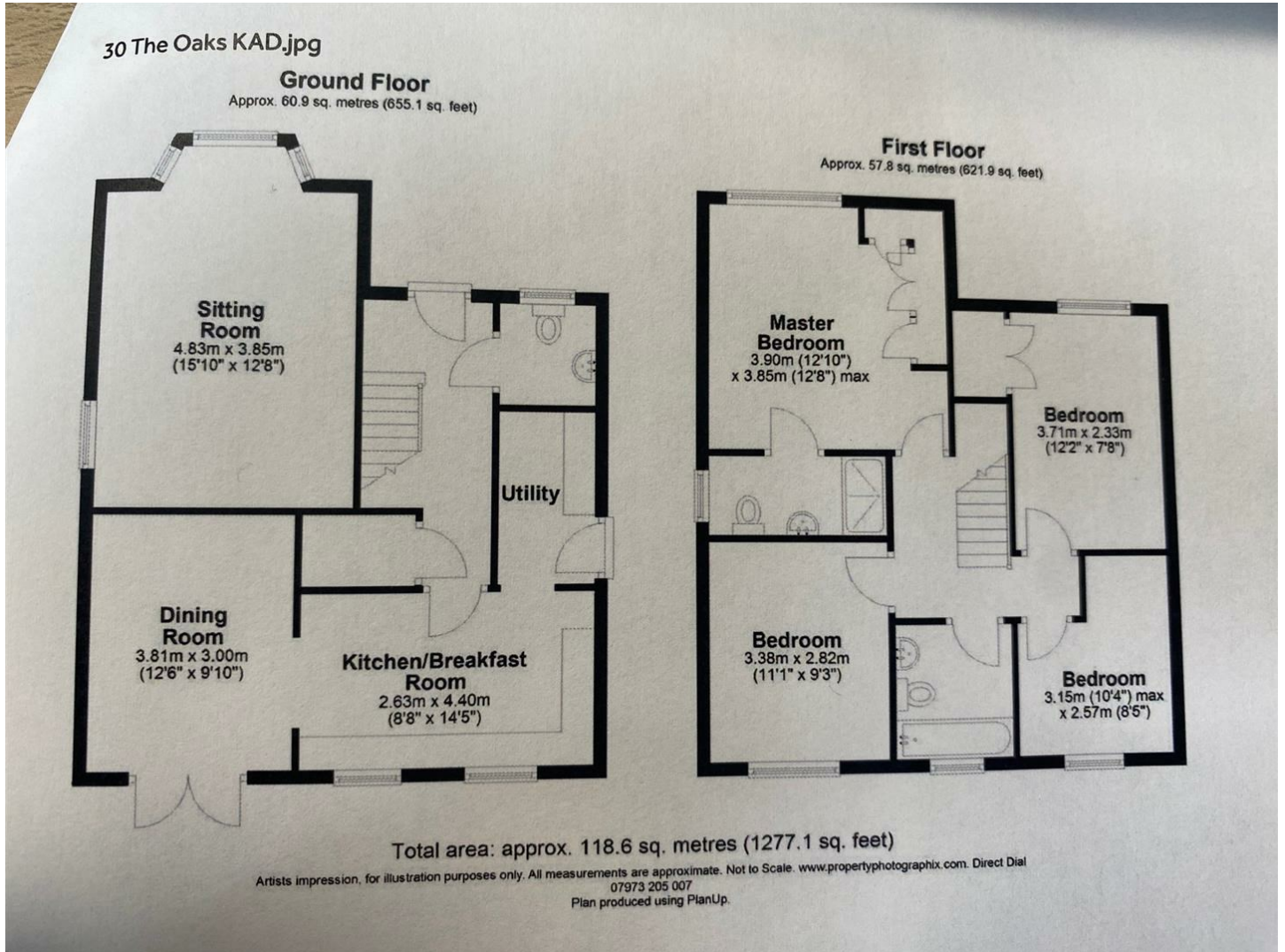
### **Additional Information**

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.

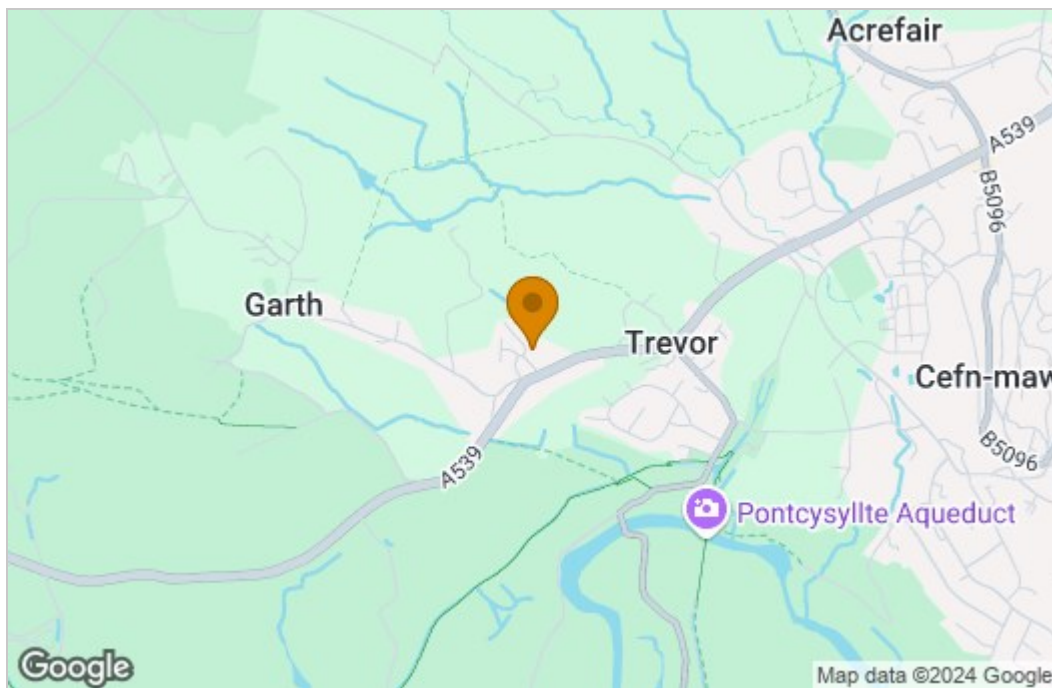
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



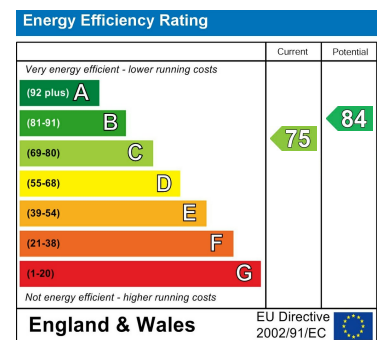
## Floor Plan



## Area Map



## Energy Efficiency Graph



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