

Wingetts

More than just estate agents



2 The Oaks, Llangollen, LL20 7TX

Price £285,000

A well presented three bedroom detached family home located in a quiet cul-de-sac within this established and much favoured residential development occupying a corner plot with sunny aspect rear garden. The property briefly comprises entrance hall with stairs off, cloaks/w.c, lounge with double doors through to the dining room, kitchen. The first floor landing gives access to the three bedrooms, the master having an en-suite shower room, and family bathroom. A private driveway offering ample parking leads to the Garage, gated access leads to the large rear garden which is a particular feature of the house with patio and lawned garden, all of which is enclosed for a safe family environment.

Location

The Oaks is a highly regarded and popular modern residential development centred around a large grassed open green within the village of Trevor which is conveniently situated approximately three miles from the picturesque riverside tourist town of Llangollen and 9 miles from the large town of Wrexham with its excellent range of shopping facilities and social amenities. The village and surrounding area is popular amongst walkers and cyclists due to its lovely countryside scenery and views across the Dee Valley which includes the Aqueduct with its World Heritage status.

Accommodation

Part glazed entrance door opens into:-

Entrance hall

Stairs rising to the first floor, doors off to kitchen and lounge and door to:-

Ground Floor Cloaks

W.C, wash hand basin, window to front, mains electric board.

Lounge 13'1" x 10'9" (4.00 x 3.29)

Bay window to front, central fireplace with electric fire, radiator, laminate flooring and double doors to:-

Dining Room 9'8" x 10'2" (2.97 x 3.11)

Continuation of the laminate flooring into the family dining room with patio doors opening into the garden, radiator and door to:-

Kitchen/Breakfast Room 9'8" x 9'6" (2.97 x 2.91)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with drainer, mixer tap and double glazed window above over looking the rear garden. Four ring gas hob with electric oven below and pull out extractor above, plumbing for washing machine, space for dishwasher/tumble dryer, "Worcester" combi boiler, spotlights to ceiling, radiator and external door to side.

On The First Floor

Stairs (newly carpeted) rise from the hallway to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Master Bedroom 12'4" x 10'10" (3.77 x 3.31)

Large double glazed window to front overlooking the pond area, radiator and door to:-

En-Suite

Enclosed shower cubicle with electric "Triton" shower, wash hand basin with vanity unit below, w.c, large fitted mirror with lights over, heated towel rail, window to front, airing cupboard, extractor and spot lights to ceiling.

Bedroom Two 10'5" x 10'10" (3.20 x 3.31)

Double glazed window to rear, radiator .

Bedroom Three 10'5" x 9'5" (3.20 x 2.89)

Double glazed window to rear, radiator.

Family Bathroom

Bath with shower take off, w.c, wash hand basin, large fitted mirror, part tiled walls, heated towel rail, extractor and spot lights to ceiling.

Outside

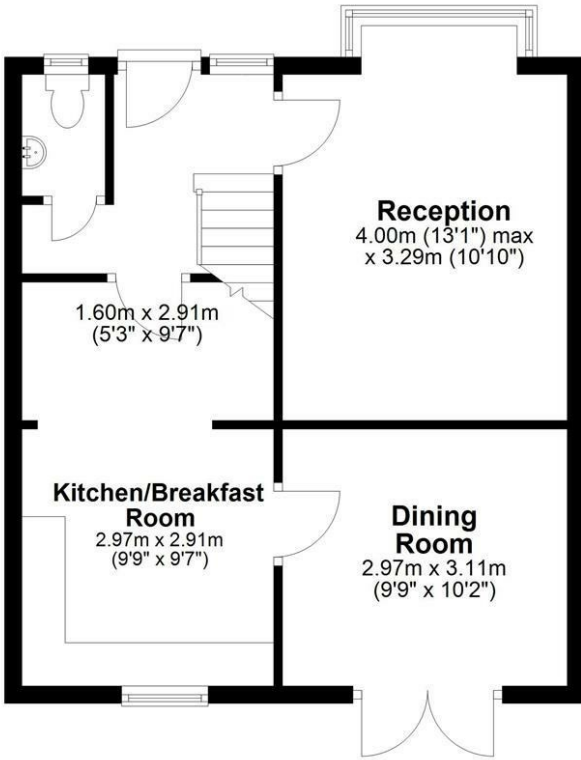
Lawned garden to front with central footpath, side gate leads into the sunny aspect rear garden, with large lawned garden and paved patio from which to enjoy outdoor entertaining, rear gate leads to the private drive with parking for 2/3 cars and the garage with up and over door having power and lighting laid on.



Floor Plan

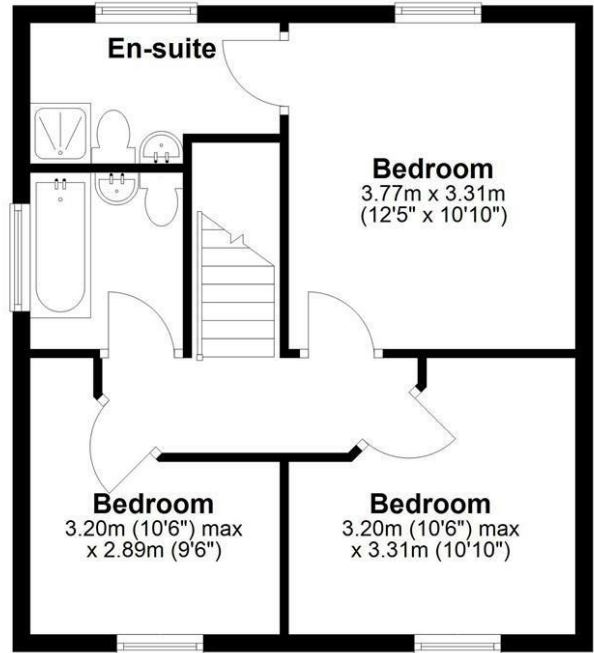
Ground Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



First Floor

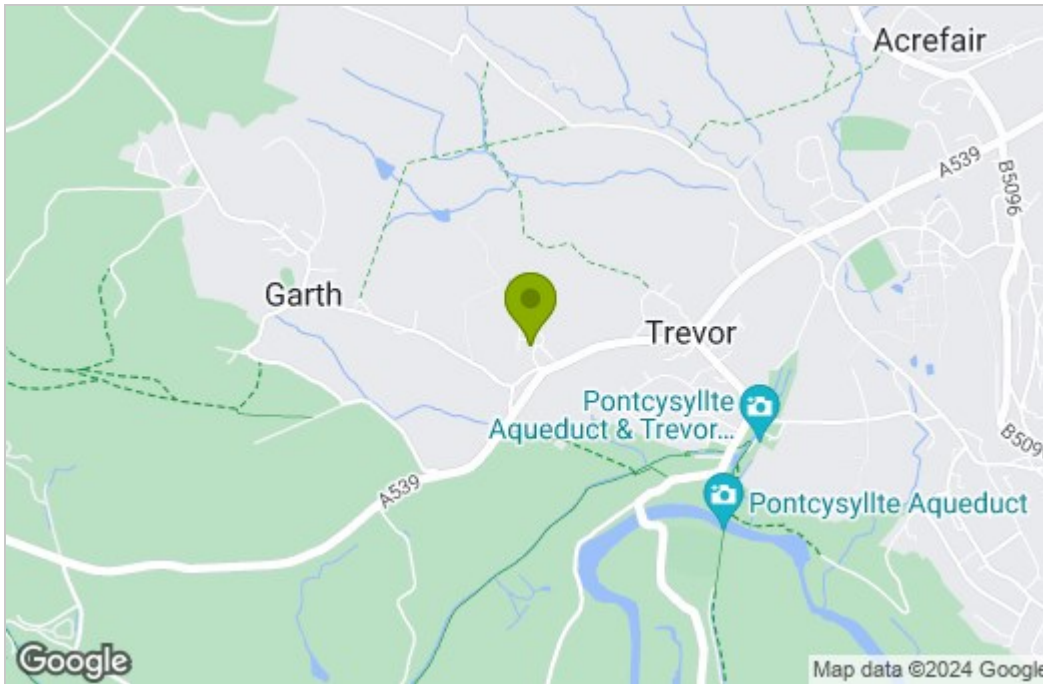
Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.