

Wingetts

More than just estate agents



30 The Oaks, Trevor, LL20 7TX

Price £355,000

A well presented four bedroom detached family home located in a quiet cul-de-sac within this established and much favoured residential development occupying a large corner plot with sunny aspect rear garden. The property briefly comprises a canopy porch, entrance hall with stairs off, cloaks/w.c, spacious family lounge, dining room, fitted kitchen/breakfast room and utility off. The first floor landing gives access to the four bedrooms, the master having an en-suite shower room, and family bathroom. Driveway offering ample parking leads to the Garage, gated access leads to the large rear garden which is a particular feature of the house having paved and decked patio's and large summer house/bar, all of which is enclosed for a safe family environment. Close to both primary and secondary schools. NO CHAIN

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

Entrance door with glazed panels, canopy over and matching side panels opens into:-

Entrance Hall

Stairs rise to the first floor, large understairs storage cupboard, radiator, and doors off to all rooms.

Ground Floor W.C

Window to front, w.c, wash hand basin, heated towel rail.

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

Bay window to front offering a good degree of natural light and further window to side, central fireplace with gas fire, two radiators.

Kitchen/Breakfast Room 8'7" x 14'5" (2.63 x 4.40)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating sink unit with mixer tap over. Two double glazed windows overlooking the rear garden, integrated dishwasher, "Neff" induction hob, electric oven and grill, extractor, space for fridge freezer, part tiled walls, spotlights to ceiling, TV point. Open plan to:-

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

Patio doors opening into the rear garden, radiator.

Utility

Plumbing for washer and dryer, wall mounted "Ideal" combi boiler, worksurface, wall mounted cupboard, extractor, mains electric board and external side door.

On The First Floor

Stairs rise from the entrance hall to the first floor landing, ceiling hatch to roof space, spacious airing cupboard and doors off to all rooms.

Master Bedroom 12'9" x 12'7" (3.90 x 3.85)

Feature arched window to front, fitted wardrobes, radiator and door to:-

En-Suite

Shower enclosure with electric "Mira" shower, w.c, wash hand basin. Heated towel rail.

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

Double glazed window to front, built in closet, radiator.

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

Double glazed window to rear, radiator.

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

Double glazed window to rear, radiator.

Family Bathroom

Bath with mains shower over and shower take off, w.c, wash hand basin, part tiled walls, frosted glazed window, extractor, spotlights to ceiling and heated towel rail.

Outside

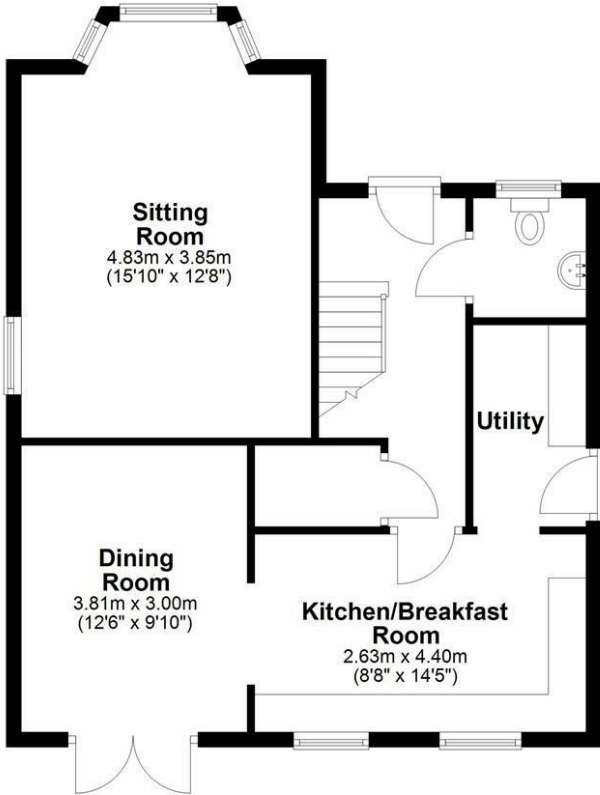
Drive to front with ample parking and leading to the garage and entrance door. Lawn to front with stocked border and side gated access into the rear garden. Enclosed sunny aspect rear garden with decked and paved patio areas from which to enjoy outdoor entertaining along with its spacious summerhouse/bar which is fully insulated, having power and lighting, artificial lawn, outdoor lighting and cold water tap.



Floor Plan

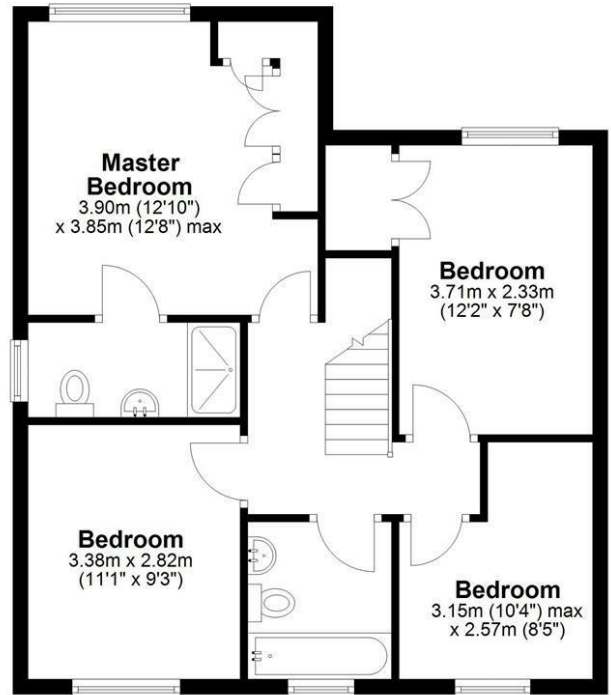
Ground Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



First Floor

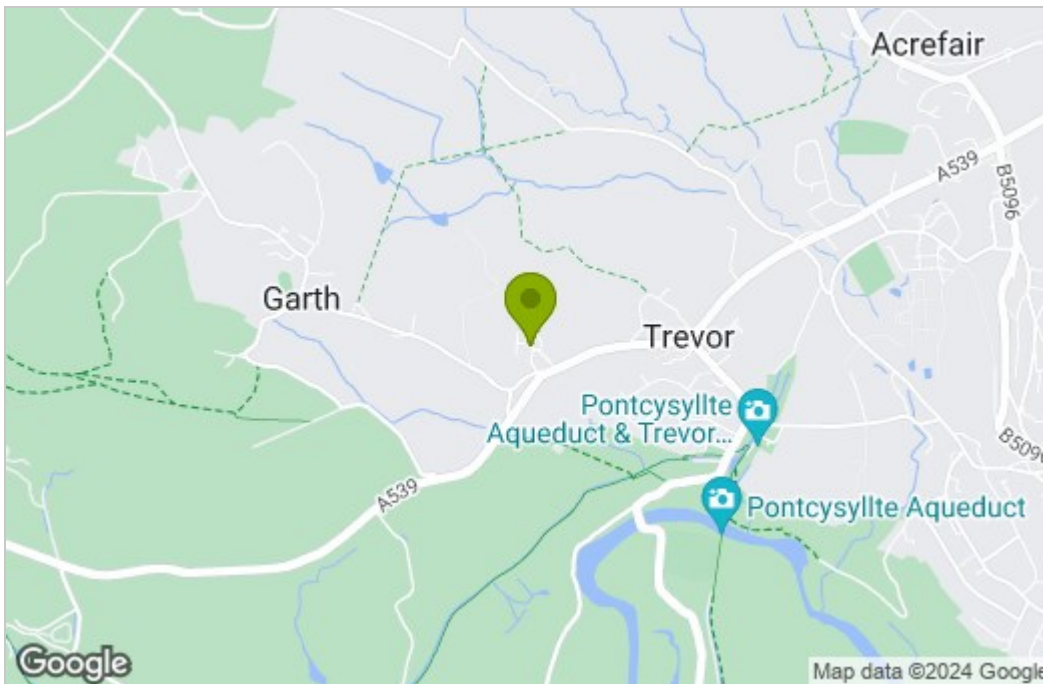
Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 118.6 sq. metres (1277.1 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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	

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