
Wingetts

More than just estate agents



Harmonie Wenfryn Close, Trevor, LL20 7TU

Price £170,000

A three bedroom semi detached house with drive and garage located in the popular village of Trevor, within walking distance of the Llangollen Canal and World Heritage Aqueduct. The property benefits from gardens to front and rear. Requiring modernising the accommodation briefly comprises entrance hall, lounge with bay window to front, dining room, kitchen, three bedrooms and family bathroom. **NO CHAIN: CASH BUYERS ONLY**

Location

Located in the village of Trevor within the scenic vale of Llangollen and enjoying good communication links to the Commercial and Industrial centres of the region. Popular amongst tourists the Riverside Town of Llangollen is only a short driving distance away, whilst the famous Thomas Telford Aqueduct with its world heritage status is within walking distance.

Accommodation

Glazed entrance door with matching side panel opens to:-

Hallway

Stairs rise to the first floor and doors off to all rooms.

Lounge 10'9" x 12'9" (3.28 x 3.90)

Bay window to front, fire place, radiator.

Dining Room 11'8" x 11'6" (3.58 x 3.53)

Window to rear, fire in surround,

Kitchen 8'3" x 8'10" (2.54 x 2.71)

Range of fitted base and wall units, work surfaces incorporating sink unit, window to rear, space for cooker, space for fridge/freezer, space for washing machine, under stairs storage cupboard, external door.

On The First Floor

Stairs rise from the hallway to the first floor landing with window to side, loft hatch to roof space and doors off to all rooms.

Bedroom One 12'11" x 11'10" (3.95 x 3.63)

Window to front, built in wardrobes, wall mounted electric heater.

Bedroom Two 9'6" x 11'10" (2.91 x 3.63)

Window to rear, built in wardrobes, wall mounted electric heater.

Bedroom Three 8'1" x 8'7" (2.48 x 2.62)

Window to front, built in overbed storage cupboards.

Bathroom

Coloured suite of bath with electric shower over, w.c, wash hand basin in vanity unit, heated towel rail and window to rear.

Outside

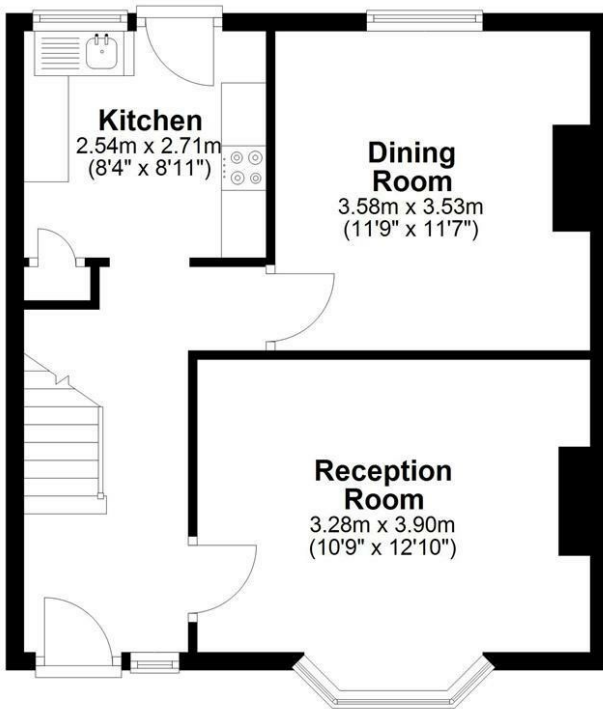
Driveway leading to detached garage, garden to front with steps to entrance door. The rear garden has paved patio and lawn, greenhouse.



Floor Plan

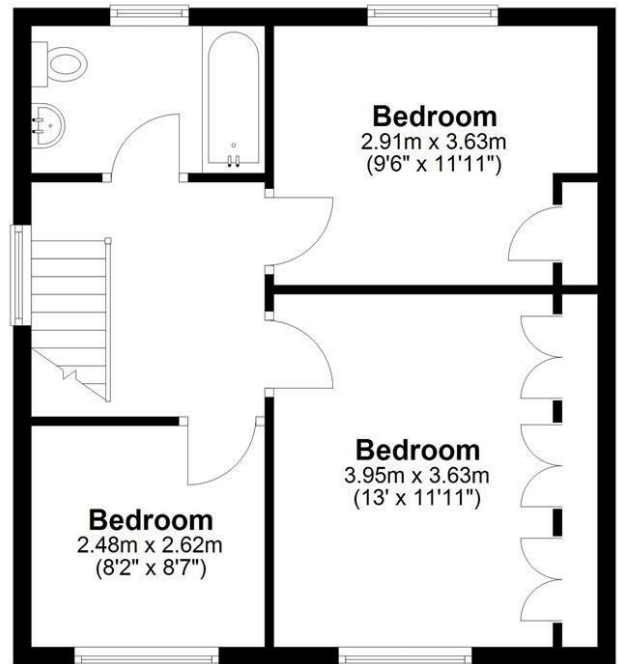
Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor

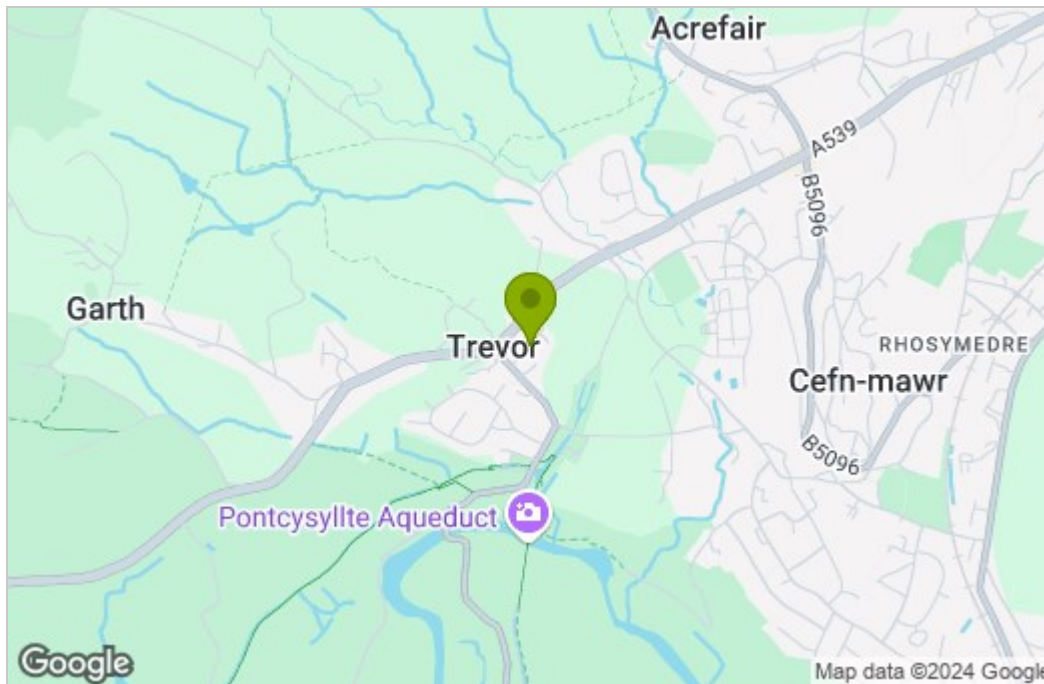
Approx. 44.1 sq. metres (475.2 sq. feet)



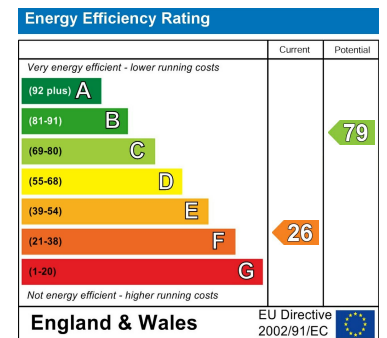
Total area: approx. 86.9 sq. metres (935.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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