



13 The Oaks, Trevor, LL20 7TX

Price £340,000

A well-presented detached family home overlooking the open green area having the benefit of 4 double bedrooms and a sunny, private rear garden that adjoins Countryside. Located within the Dee Valley, only 4 miles from the picturesque tourist town of Llangollen and a short distance from the Pontcysyllte World Heritage Listed Aqueduct, the property briefly comprises a canopy porch, Entrance Hall with useful store cupboard, cloaks/w.c, Lounge with bay window, Dining Room which has access into the rear garden, fitted Kitchen with some integrated appliances and a Utility room off. The first floor landing benefits from a linen/store cupboard and provides access to the 4 double bedrooms and a family bathroom. The master bedroom features an arched tall window, wardrobes and an en-suite shower room. Externally, a driveway provides parking for 2-3 cars alongside a lawned garden and a garage, whilst the rear garden includes a paved patio and covered timber decked patio area with lawned gardens beyond. 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.

Directions

From Llangollen take the main A539 Wrexham Road for three miles into the village of Trevor turning left immediately after passing The Aussie Rooster pub, then immediately bear right into The Oaks, bear right, then left and continue past the open green area and the property will be observed straight ahead.

Accommodation

Canopy entrance door with welcome light, part glazed door to:-

Hall

Wood effect laminate floor. Spindled staircase with useful storage cupboard below, coving to ceiling, radiator, 6 panel doors of:-

Lounge 13'8" x 12'0" (4.17 x 3.66)

Walk in UPVC double glazed window to front, UPVC double glazed window to side, radiator, stone fireplace with living flame gas fire and stone hearth, coving to ceiling.

Dining Room 9'0" x 9'7" (2.74 x 2.92)

Wood effect laminate floor, coving to ceiling, radiator and UPVC French doors enjoying a pleasant aspect over the rear garden.

Cloaks/WC

Wood effect laminate floor, corner wash hand basin with mixer tap and tiled splash back, wc with concealed cistern, shelf above, UPVC double glazed window and radiator.

Kitchen/Breakfast Room 12'4" x 9'6" (3.76 x 4.45)

Appointed with a shaker style range of base and wall units, complimented by work surfaces incorporating 1½ bowl stainless steel single drainer sink unit with mixer tap and UPVC double glazed window above overlooking the rear garden, integrated fridge/freezer, integrated dishwasher, gas hob and oven below 5 drawer unit, part tiled walls, radiator and Arch to:-

Utility 6'2" x 4'6" (1.88 x 2.84)

Plumbing for washing machine, space for dryer, work surfaces, radiator, concealed wall mounted Worcester gas combi boiler, Karndean floor, part glazed PVC external door.

On The First Floor

The turned staircase from the hall rises to the landing with UPVC double glazed window to front, radiator, good sized store cupboard and 6 panel doors off to all rooms.

Bedroom One 12'0" x 13'9" (3.66 x 4.19)

Featuring a tall arched UPVC double glazed window, 5 door wardrobe, matching drawers and store cupboard, radiator and 6 panel door to:-

En-Suite

Shower enclosure with mains shower, w.c, wash hand basin, heated towel rail and part tiled walls.

Bedroom Two 13'6" x 9'38" (4.11 x 3.71)

UPVC double glazed window overlooking the rear garden, 3 door wardrobes, radiator and TV aerial point.

Bedroom Three 10'4" x 9'9" (3.15 x 2.97)

UPVC double glazed window to rear, radiator, 2 door wardrobe and shelving, matching 3 drawer unit.

Bedroom Four 13'7" x 6'6" (4.14 x 1.98)

UPVC double glazed window with views over the central green, radiator, TV aerial point.

Bathroom

Appointed with a White suite of concealed cistern wc, pedestal wash hand basin with mixer tap, twin gripped panelled bath with mixer tap and electric shower above. Splash screen, part tiled walls, wall mounted mirror, chrome heated towel rail, UPVC double glazed window, inset ceiling spotlights, extractor.

Outside

Having the benefit of a private driveway with parking for 2-3 cars and leading to the Garage. The front garden has a lawned area and flower beds. A side gated path continues to the rear garden which is a particular feature enjoying a sunny and private aspect, stone paved patio with covered timber decking provides an outdoor dining space or BBQ's, lawned garden and decorative gravel, all of which is enclosed to provide a safe family environment.

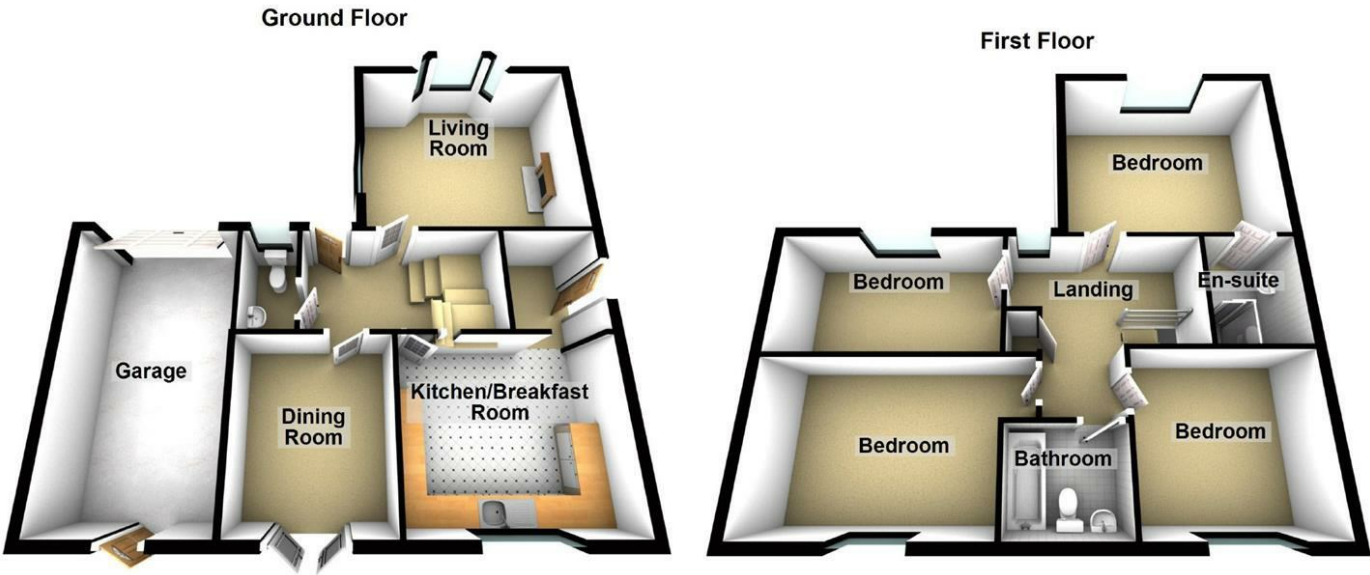


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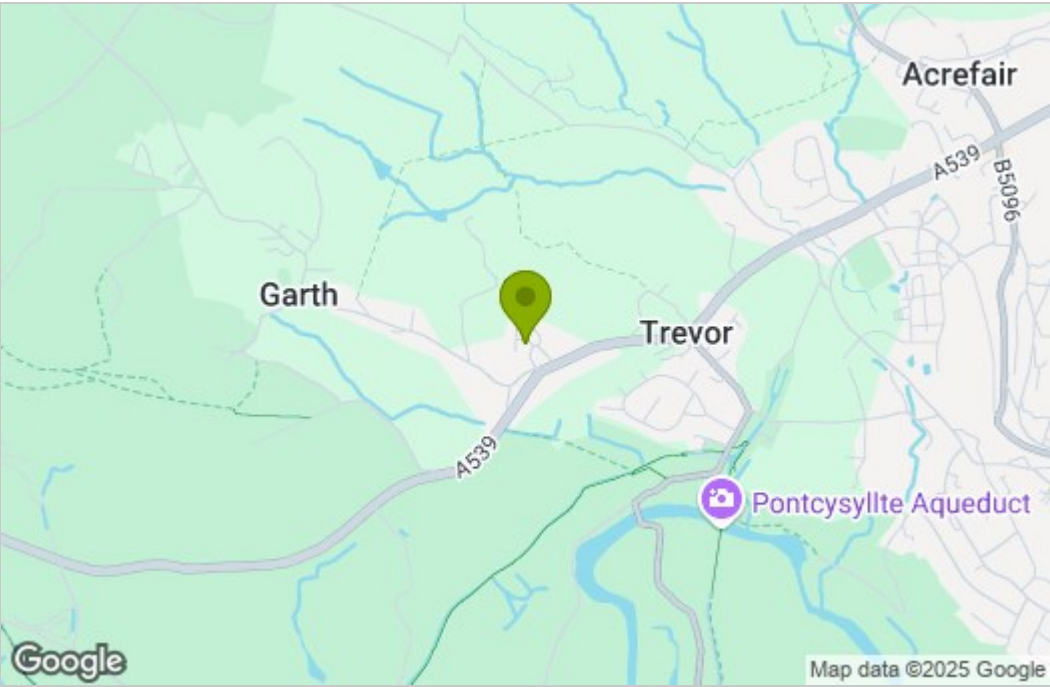


Floor Plan

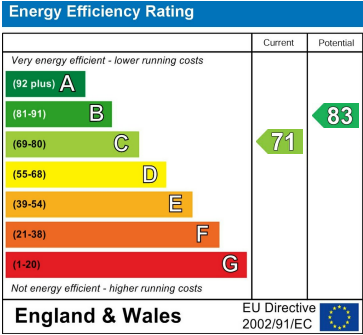


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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