



Llwyn Onn, Llangollen Road, Trevor, LL20 7TF

Price £595,000



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Description

A traditional late Victorian four bedroom family home set in extensive gardens. The property retains many original features and offers a spacious family residence, benefiting from new windows throughout and gas central heating. The accommodation briefly comprising welcoming entrance hall, lounge, sitting room, kitchen, conservatory, dining room and ground floor w.c. The first floor has four bedrooms (one en-suite), family bathroom and separate w.c. Private drive to front offering ample parking, extensive lawned garden to rear, several patio areas, pond. Separate office's, training swimming pool and gym.

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. The nearby village of Cefn Mawr has day to day shopping facilities and a supermarket, public transport service operates nearby. There are both primary and secondary schools within the catchment.

Accommodation

Entrance door opens into porch with tiled flooring and windows to side leading to feature hardwood door to:

Entrance Hall

With feature tiled floor, single panel radiator, sash window to side, alarm control panel, feature spindled staircase to first floor, understairs alcove and doors off to:



Lounge

15'0" x 11'6"
Feature Adams style fire surround with tiled backdrop and cast iron open fire inset, picture rail, wood flooring, radiator, double french style doors with matching side panels and coloured upper lights to conservatory.

Dining Room

18'6" x 12'8"
Exposed wood flooring, radiator, picture rail, feature Adams style fire surround with cast iron open fireplace and marble hearth and bay window overlooking the rear garden.

Kitchen

16'2" x 12'8"
Fitted kitchen comprising base and wall cupboards, complimented by worktop areas incorporating 1 & ½ bowl sink unit with mixer tap, tiled splash backs, space for Range cooker, space for fridge freezer, tiled flooring, radiator, plumbing for dishwasher, two sash windows to front, sash window to side, picture rail, condensing boiler.

Conservatory

13'2" x 9'7"
Upvc double glazed units and upvc double glazed French doors to rear garden, tiled flooring and radiator.

Family Room

13'3" x 11'8"
Feature sash window to front, tiled flooring, feature Adam style fire surround with marble backdrop and hearth and living flame gas fire inset, built-in cupboards and drawers to either side of fireplace, picture rail, double panel radiator, dado rail and door to:

W.C

With low level w.c, pedestal wash basin with tiled splash back, tiled flooring and frosted sash windows to front.

On The First Floor

Approached via the staircase from the entrance hall to the first floor landing with coved ceiling, dado rail, loft access and doors off to:

Bedroom One

15'0" x 11'6"
Windows to rear, radiator, coved ceiling and door to:

En-Suite

With sash windows to side, shower cubicle, low level w.c, pedestal wash basin, tiled flooring, radiator.

Bedroom Two

18'6" x 12'9"
Spacious room with walk in bay window overlooking the rear garden, coved ceiling, feature fireplace and radiator.

Bedroom Three

13'3" x 11'8"
Sash window to front, radiator, coved ceiling and built-in cupboards.

Bedroom Four

10'0" x 9'10"
Sash window to front, radiator.

Separate W.C

With low level w.c, sash window to front, tiled flooring and half height tiled walls.

Family Bathroom

Bath with shower attachment, pedestal wash basin, shower cubicle, radiator, half height tiled walls, tiled flooring and frosted sash window to side.

Outside

Wrought iron gates give access to a large block paved driveway which extends to front and side of the property offering off road parking for a numerous amount of vehicles. To the front there are stocked borders. The driveway extends to both sides giving access to the rear garden. To the left hand side borders housing mature shrubs and plants made private with mature hedging and panel enclosed fencing. To the rear is a block paved patio area with steps leading down to extensive rear garden with large fish pond, extensive lawn in three steps, large borders housing an array of shrubs and plants, garden shed, feature decked patio. The garden continues with feature rockery, another garden shed, large lawn area, further rockery and another lawn leading to boundary which is screened at the sides by mature trees and hedges.

Office & Outbuildings

Brick built storage shed with wooden shed attached.

Two offices having multiple uses. The offices are brick built with upvc double glazed units and door.

Office

Tiled flooring, wet room shower with w.c and wash hand basin.

Office Two

With wash hand basin, upvc double glazed frosted window to side and double doors giving access to gymnasium area.

Pool & Gym Room

37'7" x 11'0"
Can also be accessed with upvc double glazed french doors from front with exercise/training pool gymnasium area.

