

BOWEN

PROPERTY SINCE 1862



Offers in excess of £300,000

3 Bedrooms 2 Bathrooms

Lowood, The Byeway, Trefynant Park,
Acrefair, Wrexham LL14 3TA

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General Remarks

This spacious three bedroom detached bungalow has been remodelled and comprehensively modernised in recent times to include a replacement kitchen, bathroom and en-suite. Tucked away at the end of the cul-de-sac the property stands within a good sized plot with gardens on three sides and a generous amount of off-road parking. Presented to a high standard throughout, the well-appointed living accommodation briefly comprises an entrance porch; a spacious L-shaped lounge/diner; contemporary style kitchen; conservatory; inner hallway; main bedroom with built-in wardrobes and an en-suite wet room; utility room; two further bedrooms and a family bathroom. In summary, a cracking family home and an early viewing is advised. EPC Rating - 66|D.



Location: The property is located in a quiet cul-de-sac in Acrefair on the fringes of the picturesque Dee Valley and a short walk from the renowned Pontcysyllte Aqueduct (a World Heritage Site) and is in an area of outstanding natural beauty. The local tourist town of Llangollen is just a short drive away, which hosts a range of amenities and attractions. The nearby village of Trevor is well serviced by public transport with regular bus services passing through the village and the nearest Train Station being located approximately 2.5 miles away in the village of Ruabon.

Accommodation

Entrance Porch: PVCu double glazed door to the side elevation. PVCu double glazed windows to the front and side elevations. Radiator.

Living Room: 17' 5" x 11' 9" (5.30m x 3.59m) PVCu double glazed bow window to the front elevation. PVCu double glazed door to the front elevation. Radiator. Wood-burner with feature surround. Built-in shelving. Open plan to the Dining Room.

Dining Room: 10' 3" x 8' 8" (3.12m x 2.64m) PVCu double glazed patio doors to the rear elevation. Radiator.

Kitchen: 9' 2" x 8' 0" (2.80m x 2.44m) PVCu double glazed window to the rear elevation. Modern wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for gas cooker. Cooker hood. Space for fridge/freezer. Integral dishwasher. Wall tiling.

Conservatory: 11' 2" x 9' 9" (3.40m x 2.96m) Two PVCu double glazed French doors to the side elevation. PVCu double glazed windows to the side and rear elevations. Radiator.

Hallway: Attic hatch.

Bedroom 1: 17' 11" x 11' 5" (5.46m x 3.47m) PVCu double glazed patio doors to the rear elevation. PVCu double glazed window to the rear elevation. Built-in wardrobes. Two radiators. Built-in dressing table. Access to the Utility Room.

Wet Room: 8' 7" x 3' 11" (2.62m x 1.19m) PVCu double glazed window to the front elevation. Three piece white suite comprising a modern style shower, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail.

Utility Room: PVCu double glazed door to the side elevation. Sink. "Worcester" combination boiler.

Bedroom 2: 11' 9" x 6' 11" (3.58m x 2.10m) to the wardrobes. PVCu double glazed window to the front elevation. Built-in wardrobes. Radiator.

Bedroom 3: 8' 6" x 7' 10" (2.58m x 2.40m) PVCu double glazed window to the front elevation. Radiator. Built-in shelving.

Bathroom: 9' 4" x 5' 6" (2.85m x 1.67m) PVCu double glazed window to the rear elevation. White four piece suite comprising a panelled bath, wash hand basin set into cabinet, low level w.c. and bidet. Heated towel rail. Fully tiled walls. Tiled floor.









Outside: Externally there is a lawned garden to the front elevation together with a driveway which sweeps around to the side of the property and provides a generous amount of Parking. Also to the side of the property there is a large timber Workshop. The rear garden has been tiered on three levels and combines a paved Patio leading off the Conservatory with various numerous trees and shrubs and a further Patio Area.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation purposes use the post code LL14 3TA. From the Agents Llangollen Offices proceed along Castle Street and over the bridge. At the traffic lights turn right onto the A539 in the direction of Trevor. Pass through the village of Trevor and once in the village of Acrefair take the first left after The Duke of Wellington Pub into Trefynant Park. Once in the development take the first left into The Byeway and the property is the last bungalow on the right.

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