

BOWEN

PROPERTY SINCE 1862



Asking Price £270,000

6 Pencoed, Station Road, Trevor,
Llangollen LL20 7PF

🏠 3 Bedrooms

🚿 1 Bathroom

6 Pencoed, Station Road, Trevor, Llangollen LL20 7PF



General Remarks

Located within a small cul de sac, this well presented three bedroom family home has been modernised by the current owners and the garage has been skilfully converted to create a home office, downstairs w.c. and a utility room. With double glazing throughout and a modern combination boiler, the property also boasts a southerly facing rear garden which enjoys a good degree of privacy. In addition to the converted garage rooms the property also comprises an entrance hallway; spacious dual aspect lounge/diner; kitchen; landing; main bedroom; two further bedrooms and a family bathroom with a white four piece suite. An early viewing could not come more highly recommended. EPC Rating – 65|D.

Location: The property occupies a village location on the A539 approximately seven miles equidistant between Wrexham and Llangollen. The village of Ruabon is less than two miles away where there is a Secondary School, Railway Station and access onto the A5 and A483 dual carriageway leading to Chester (18 miles) and the motorway network beyond. Telford's Aqueduct, a World Heritage Site, is also only a short distance from the property.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. PVCu double glazed window to the side elevation. Wood-effect flooring. Radiator. Dado rail.

Home Office: 10' 9" x 8' 0" (3.28m x 2.45m) PVCu double glazed window to the front elevation. Wood-effect flooring. Radiator. Coved ceiling.

Ground Floor Cloakroom: Two piece white suite comprising a low level w.c. and wash hand basin. Wood-effect flooring. Wall tiling.

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Utility Room: 7' 9" x 4' 5" (2.36m x 1.34m) PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Radiator. Tiled floor.

Lounge/Diner: 23' 1" x 12' 3" (7.03m x 3.74m) PVCu double glazed window to the front elevation. PVCu double glazed patio doors to the rear elevation. Two radiators. Wood-effect flooring. Dado rail. Covered ceiling. Understairs storage cupboard. Electric fire with feature surround.

Kitchen: 10' 8" x 8' 3" (3.26m x 2.52m) Two PVCu double glazed windows to the rear elevation. PVCu

double glazed door to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Electric cooker point. Cooker hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Wall tiling. Tiled floor.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Attic hatch.

Bedroom 1: 11' 5" x 10' 5" (3.49m x 3.17m) Two PVCu double glazed windows to the front elevation. Radiator. Wood-effect flooring. Built-in wardrobes.





Bedroom 2: 12' 0" x 9' 5" (3.67m x 2.87m) to the wardrobes. Two PVCu double glazed windows to the rear elevation. Radiator. Built-in wardrobes. Wood-effect flooring.

Bedroom 3: 8' 5" x 8' 2" (2.56m x 2.48m) to the wardrobes. PVCu double glazed window to the front elevation. Wood-effect flooring. Radiator. Built-in wardrobes.

Bathroom: PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator. Cupboard housing an "Ideal Logic" combination boiler.

Outside: Externally there is a driveway to the front of the property which provides a good amount of Off-Road Parking. The southerly facing rear garden affords a good degree of privacy and is extremely low maintenance thanks to the recently laid patterned concrete Patio.

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

Tenure: Freehold. Vacant Possession on Completion.

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 LL20 7PF. From Ruabon on the A483 take exit 1, the A539, to Llangollen. Continue straight across at the next roundabout towards Llangollen. Continue through the village of Acrefair and upon entering the village of Trevor take a left-hand turning into Station Road. Once on Station Road take the third turning on the right into Pencoed and the property will be observed on the left-hand side of the road.



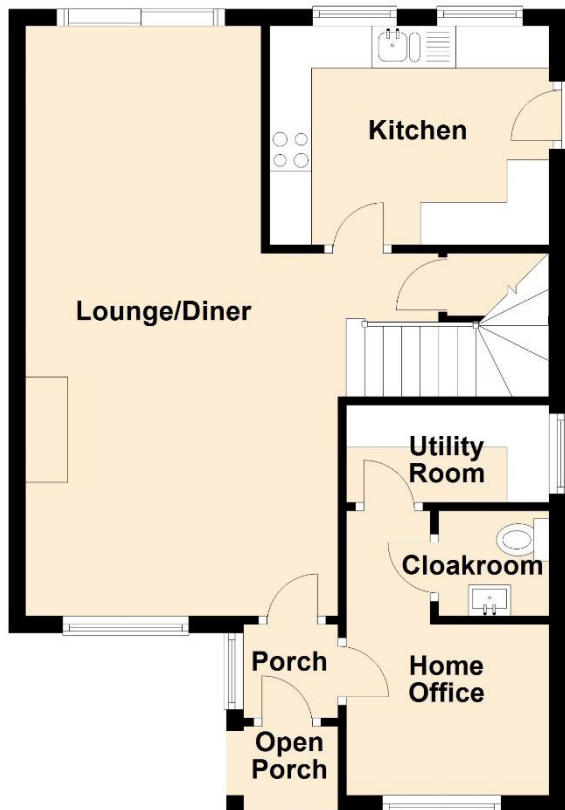
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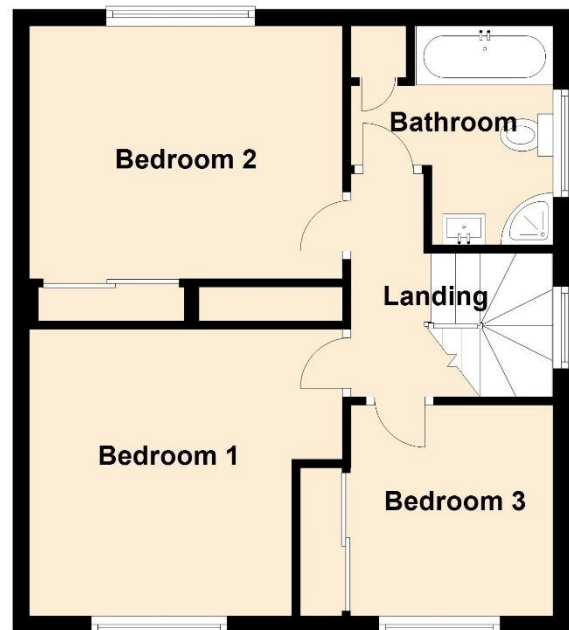
Ground Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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