

BOWEN

PROPERTY SINCE 1862



Asking Price £245,000

3 Bedrooms 1 Bathroom

Faenol, Llangollen Road, Trevor,
Llangollen LL20 7TW

Faenol, Llangollen Road, Trevor, Llangollen LL20 7TW

General Remarks

A well-proportioned traditionally constructed bow-fronted semi-detached house on the fringe of the World Heritage site at Trevor. The house has a vestibule to reception hall with cloakroom off and a bright conservatory porch extension to the rear. The property offers three bedrooms with two reception rooms, a breakfast kitchen with the first-floor bathroom having a separate WC. There are gardens to front and rear. Parking and turning is via a driveway to a detached garage.

Accommodation

On The Ground Floor:

Enclosed Porch: 7' 0" x 2' 6" (2.14m x 0.76m)

Approached through a glazed outer door with arched upper reveal having matching side windows. Inner original lead-lighted timber door having matching side windows to:



Reception Hall: 15' 6" x 6' 11" (4.72m x 2.11m)

Stairs off. Telephone point. Fitted plate-shelf. Door-chimes. Smoke alarm. Electric night storage heater.

Cloakroom: 6' 1" x 2' 11" (1.85m x 0.88m) Fitted with a two piece suite comprising wall mounted wash hand basin and low flush w.c. Double glazed window.

Lounge: 13' 9" x 13' 2" (4.18m x 4.02m) Double glazing to bow window. Tiled fireplace and hearth with open fire. Electric night storage heater. Telephone point.

Dining Room: 13' 3" x 10' 10" (4.03m x 3.29m) Double glazed window. Coved finish to ceiling. Telephone point. Tiled fireplace and hearth. Television aerial point. Electric night storage heater.

Kitchen: 11' 5" x 9' 1" (3.48m x 2.76m) Fitted with a range of laminate-fronted units finished in white comprising stainless steel single drainer sink unit set into a range of base storage cupboards set beneath laminate granite-effect topped work surfaces. Range of matching suspended wall cabinets. Space with plumbing for washing machine. Space for cooker. Space for refrigerator. Space for a front-opening freezer. Fitted wall-shelving. Double glazed window. Wall mounted electric convector heater. Timber back door. Tiling to walls.

Rear Conservatory Porch: 15' 4" x 9' 7" (4.68m x 2.91m) maximum. Constructed with single glazed elevations above a brick plinth set beneath a twin-wall polycarbonate roof. Part glazed matching external door. Built-in storage cupboard off.

On The First Floor:

Landing: 9' 4" x 7' 7" (2.85m x 2.31m) Double glazed window. Loft access-point. Smoke alarm.

Bedroom 1: 14' 8" x 10' 6" (4.48m x 3.21m) Double glazing to bow window retaining original lead-lighted and stained glass upper transoms. Fitted two double wardrobes with central dresser unit and having blanket cupboards above. Electric night storage heater.

Bedroom 2: 12' 11" x 12' 7" (3.94m x 3.84m) Double glazed window. Electric night storage heater. Telephone point.

Bedroom 3: 8' 8" x 7' 7" (2.64m x 2.31m) Picture rail. Double glazed window. Electric night storage heater.

Bathroom: 8' 11" x 7' 8" (2.73m x 2.34m) Fitted with a modern two piece suite finished in white comprising twin-grip panelled bath and pedestal wash hand basin. Chrome finished fittings. Full tiling to walls to picture rail height. Double glazed window. Built-in airing cupboard containing hot water cylinder having cold water header tank above. Electric night storage heater. Wall mounted electric convector heater.

Separate WC: 4' 6" x 2' 11" (1.36m x 0.90m) Fitted with a close flush suite. Tiling to walls. Double glazed window.

Outside: To the front elevation the property is approached via a tarmac driveway having pathway leading to the front door.









The front garden is laid to lawn with stocked flower and shrubbery borders having privet hedge separating the boundary with next-door. The remaining boundaries are finished by brick walling. The driveway leads to the rear of the property where it opens to a Parking and Turning Area and the Detached Garage. The rear garden is also laid to lawn with flower and shrub borders bounded by mature hedging. There is a timber Store Shed.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The heating is via electric night storage heaters and convector heaters as listed. The hot water is effected by a conventional immersion heater system.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 36|F.

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

Directions:

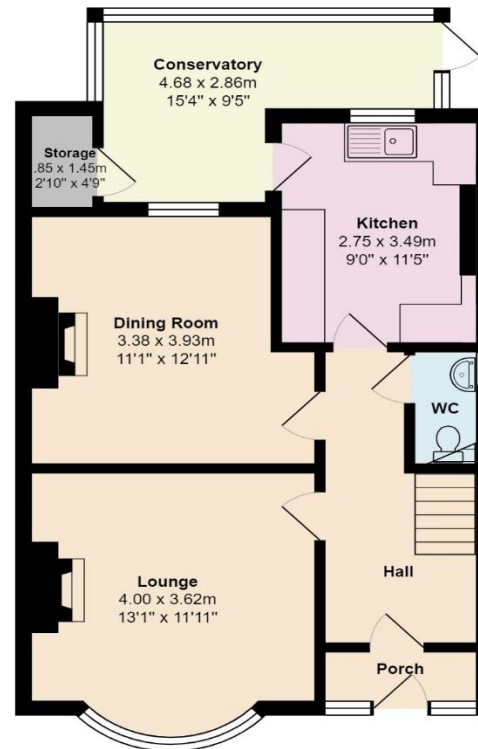
From Wrexham: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry following the signs for Llangollen and passing through the village of Acrefair into Trevor. Ascending the hill into Trevor there is a lay-by on the left-hand side prior to the left-hand turning towards the Aqueduct. The property will be observed on the left-hand side just after the lay-by.

From Llangollen: Leave Llangollen in the direction of Wrexham passing along the Canal to the village of Trevor. Passing into Trevor, continue past the Aqueduct Garage and the right-hand turning for the Aqueduct, when the property will be observed after a short distance on the right-hand side.

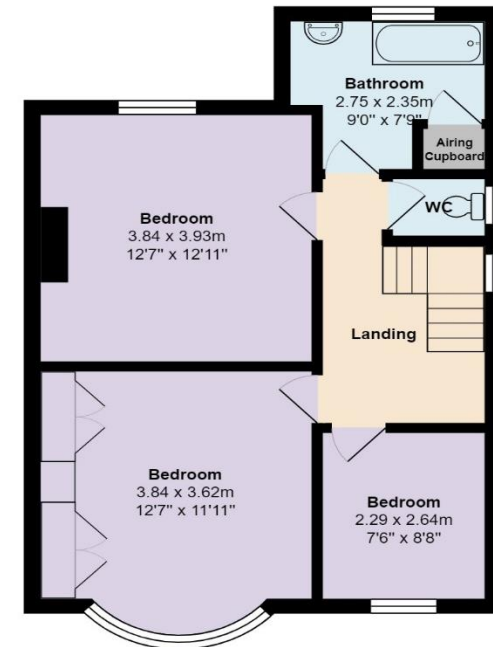
Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Faenol, Llangollen Road, Trevor, Llangollen, LL20 7TW



Ground Floor



First Floor

Total Area: 120.1 m² ... 1292 ft²

All measurements are approximate and for display purposes only

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



