

BOWEN

PROPERTY SINCE 1862



Asking Price £370,000

🛏 4 Bedrooms 🚿 1 Bathroom

Trearddur, Tyn Dwr Road,
Llangollen LL20 8AR

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General Remarks

A traditionally constructed and detached dormer bungalow set in low maintenance gardens enjoying outlooks towards Castell Dinas Bran. The property has ample driveway car parking to an over-sized detached garage and accommodation extending to four bedrooms with separate lounge and dining room. The accommodation has been substantially improved during the current owners occupation and is now available for immediate occupation with NO ONWARD CHAIN.

Accommodation

On The Ground Floor:

Entrance Hall: 13' 6" x 6' 0" (4.12m x 1.83m)

Approached through a part glazed door with lead-lighting and stained glass reveal. Oak finished floorboards. Smoke alarm. Radiator.

Lounge: 15' 11" x 12' 6" (4.85m x 3.80m) Recessed fireplace with heavy beam lintel over and fitted multi-fuel burning stove set above slate hearth. Carbon monoxide detector. Radiator. Double glazed French windows to rear garden. Coved finish to ceiling. Radiator.



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1 King Street Wrexham LL11 1HF

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

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.

Dining Room: 11' 11" x 9' 10" (3.62m x 3.00m) Double glazing to bay window. Radiator. Double part glazed doors to Hallway.

Inner Hallway: 16' 6" x 2' 11" (5.03m x 0.88m) Oak finished flooring.

Breakfast Kitchen: 15' 3" x 10' 3" (4.64m x 3.13m) Fitted with laminate timber-effect fronted units comprising double drainer sink unit set into double base storage cabinet and drawer pack set beneath laminate slate-effect topped work surfaces. Fitted Aga electric oven with twin hot plates and two ovens. Tiling to work areas. Tiling to floor. Ceiling spot-lights. Radiator. Space with plumbing for automatic washing machine. Space for tumble dryer. Space for fridge freezer. Double glazing to bay window. Matching ranges of suspended wall cabinets.

Rear Porch: 8' 11" x 3' 3" (2.73m x 0.98m) Tiled flooring. Double glazed upper elevations. Double glazed door. Wall-light point.

Storeroom: 9' 3" x 3' 1" (2.82m x 0.94m) Radiator. Tiled flooring.

Bedroom 1: 13' 1" x 11' 11" (4.00m x 3.62m) Double glazed windows to return elevations. Radiator. Coved finish to ceiling. Fitted bookshelves. Fitted study desk. Cupboards to recess.

Bedroom 2: 10' 0" x 9' 10" (3.04m x 3.00m) Fitted full-length range of wardrobes containing hanging rail and fitted shelving. Double glazed window. Radiator. Ceiling spot-lights.

Bathroom: 5' 10" x 5' 7" (1.79m x 1.71m) Highly appointed with modern three piece white suite with a range of chrome finished fittings (including heated towel rail) comprising feature close coupled WC with matching wash hand basin and panelled bath having thermostatic shower fitted above and foldout shower screen. Full marble effect tiling to walls having contrasting relief tiling. Tiled floor. Double glazed window. Ceiling spot-lights.

On The First Floor:

Landing: Loft access-point. Smoke alarm.

Bedroom 3: 14' 0" x 10' 8" (4.26m x 3.26m) Two exposed purlins. Wall-light point. Radiator. Velux-style roof-light.

Bedroom 4: 13' 7" x 7' 5" (4.15m x 2.26m) Fitted open shelving and hanging rails. Storage space to eaves.

Wash Room: 5' 10" x 5' 10" (1.78m x 1.78m) Fitted with a two piece suite comprising concealed flush w.c. and wall mounted wash hand basin. Exposed purlin. Eaves storage off.

Outside: The property occupies a broadly rectangular-shaped plot and is approached from the highway by a sweeping driveway. There is a raised bed to the front garden set behind a brick retaining wall. The driveway is finished with tarmacadam. The driveway continues to the rear where there is additional Secondary Parking and leads to the over-sized Garage 4.97m x 4.35m fitted with up and over door, electric light and power. Personal door. From the property itself there is a level low maintenance garden finished with artificial grass. The property is bounded by timber fencing and enjoys views towards Castell Dinas Bran.

Agent's Note: The property has the benefits of cavity wall insulation and loft insulation.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a modern gas-fired boiler.

Tenure: Freehold. Vacant Possession on Completion. The property is available for immediate occupation with NO ONWARD CHAIN.









Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 69|C.

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

Directions: From the Agents Llangollen Offices proceed up Castle Street to the traffic lights at which turn left onto the A5 in the direction of Chirk. Continue and after passing the Fire Station on the left, take the right-hand fork onto Birch Hill. At the top of Birch Hill fork right again onto Tyn Dwr Road, when the property will be observed after a short distance on the left-hand side.

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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.

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GROUND FLOOR

APPROX. 91.9 SQ. METRES (989.6 SQ. FEET)



FIRST FLOOR

APPROX. 34.0 SQ. METRES (365.7 SQ. FEET)



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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.

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