

BOWEN

PROPERTY SINCE 1862



Guide Price £350,000

4 Bedrooms 2 Bathrooms

Bod Einion, Llangollen Road, Trevor,
Llangollen LL20 7TN

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General Remarks

Standing within a plot just under 0.25 acres, "Bod Einion" is an extended four bedroom period property which still retains a wealth of character features, but also benefits from numerous high quality modern fixtures and fittings which enhance the living space. The heart of the home is unquestionably the T- shaped kitchen/diner which has bi-fold doors leading out to the rear garden. In addition to the kitchen/diner on the ground floor there is an entrance hallway with a quarry tiled floor, downstairs w.c., living room with feature bay window and double doors leading through to the sitting room. Upstairs there is a landing, main bedroom with a Juliet balcony and en-suite shower room, three further bedrooms and a family bathroom complete with white suite. In summary a cracking family home and an early viewing could not come more highly recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: Wood glazed door to the side elevation. Radiator. Quarry tiled floor.



Downstairs WC: White two piece suite comprising a low level w.c. and a wash hand basin. Radiator. Localised wall tiling.

Living Room: 14' 8" x 12' 0" (4.48m x 3.65m) PVCu double glazed bay window to the front elevation. Radiator. Wooden flooring. Stunning fire surround with inset wood-burner. Picture rail. Coved ceiling. Ceiling rose.

Sitting Room: 13' 11" x 11' 11" (4.24m x 3.63m) PVCu double glazed window to the front elevation. Radiator. Wooden flooring. Feature fire surround. Picture rail. Coved ceiling. Ceiling rose.

Kitchen/Diner: 29' 6" x 8' 6" (9m x 2.6m) The width of this room increases from 2.6 metres to 6.12 metres. PVCu double glazed windows to the side and rear elevations. Double glazed bi-fold doors to the rear elevation. Shaker-style wall and base units. Complimentary wood-effect work-tops. One-and-a-half bowl stainless steel sink and drainer unit with mixer tap. Space for range-style cooker. Space for American-style fridge/freezer. Integral dishwasher. Plumbing for washing machine. Down-lighters. Localised wall tiling. Laminate flooring. Two radiators. Cupboard housing a "Worcester" combination boiler.

On The First Floor:

Landing: Attic hatch. Airing cupboard.

Bedroom 1: 19' 2" x 8' 8" (5.85m x 2.64m) PVCu double glazed "Juliet" Balcony to the rear elevation. Radiator. Laminate flooring. Built-in wardrobes.

En-Suite Shower Room: White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Localised wall tiling. Heated towel rail.

Bedroom 2: 12' 5" x 11' 11" (3.78m x 3.62m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards. Coved ceiling. Attic hatch.

Bedroom 3: 11' 11" x 14' 1" (3.64m x 4.28m) PVCu double glazed window to the front elevation. Radiator. Coved ceiling.

Bedroom 4: 8' 10" x 8' 2" (2.7m x 2.49m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 7' 11" x 6' 2" (2.42m x 1.89m) PVCu double glazed window to the side elevation. White three piece suite comprising a p-shaped panelled bath, low level w.c. and wash hand basin. Fully tiled walls. Tiled floor. Down-lighters. Heated towel rail.

Outside: Externally there is a lawned garden to the front of the property with a shared driveway to the side providing access to a private driveway which affords Off-Road Parking leading up to the Detached Garage. The rear garden is substantial and combines a Patio leading off the Kitchen/Diner with steps up to a further lawned section which is interspersed with mature plants and fruit trees. There is also a grand Summerhouse with a further Entertaining Space behind.

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 a cupboard in the kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.









EPC: EPC Rating - 60|D

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

Directions: 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 left-hand side of the road.

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