

# Town & Country

Estate & Letting Agents

Wenfryn Close, Trevor, Llangollen

£475,000



A substantial Four bedroom detached family house with the benefit of a 2 storey annex in the sought after village of Trevor. The property has undergone an extensive schedule of renovations, including a full rewire and subsequent plastering, and UPVC double glazing. In brief the accommodation comprises an entrance hall, cloakroom WC, large kitchen breakfast room, lounge, sunroom and dining room. To the first floor are three double bedrooms and the family bathroom. Externally the is approached through double wrought iron gates with a drive way offering ample off road parking and dissecting mature wrap around gardens.

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## ENTRANCE HALL

A spacious entrance hall, stairs rise to the first floor landing with useful under stairs cupboard, original flooring, spotlights to ceiling,

## GROUND FLOOR W/C

UPVC double glazed frosted window to front



## KITCHEN

4.65 x 4.08

- Fitted range of base and wall units with work surface areas incorporating twin sink with drainer and UPVC double glazed window above overlooking the rear garden, gas hob, electric oven and grill, plumbing for dishwasher, radiator, spotlight to ceiling



## BEDROOM TWO

4.54 x 4.26

UPVC double glazed window to rear, radiator, built in wardrobe,



## LOUNGE

5.19 x 4.26

Large space with UPVC double glazed window to side, exposed chimney breast, radiator

## DINING ROOM

2.73 x 3.78

Walk in UPVC double glazed window to rear overlooking the garden, radiator



## MASTER BEDROOM

3.70 x 4.26

double glazed window to front with lovely views, radiator, spot lights to ceiling



## BEDROOM THREE

3.27 x 3.62

UPVC double glazed window to rear, radiator.

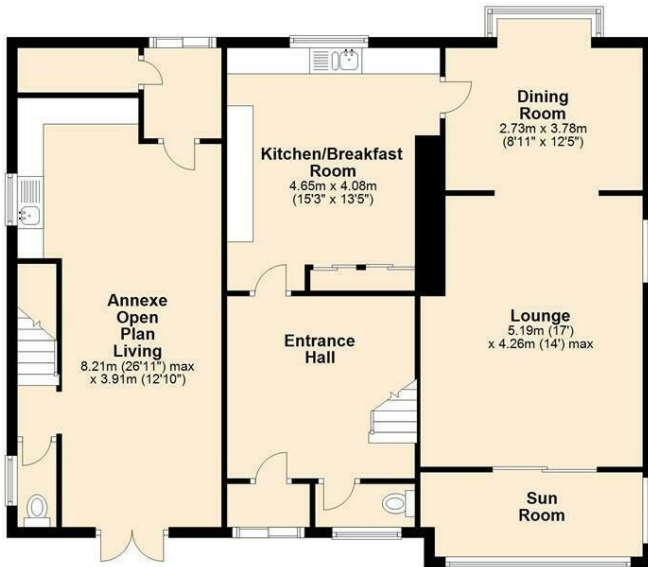


## FAMILY BATHROOM

Fitted with a modern Four piece White suite of with mixer taps, walk in shower enclosure, w.c, wash hand basin, fully tiled walls



**Ground Floor**  
 Approx. 112.6 sq. metres (1211.7 sq. feet)



**First Floor**  
 Approx. 108.1 sq. metres (1163.9 sq. feet)



Total area: approx. 220.7 sq. metres (2375.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007  
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	