Station Road | Trevor | Llangollen | LL20 7PF

Offers in excess of £275,000

ROSE RESIDENTIAL

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This beautifully presented and spacious home offers stylish, well-proportioned accommodation finished to a high standard throughout. At the heart of the property is an impressive open-plan kitchen, dining and living space, featuring a contemporary high-gloss kitchen with quartz worktops and integrated appliances. The internal accommodation also includes a welcoming entrance porch and hallway, a modern family bathroom with Jacuzzi bath, and two generously sized bedrooms benefiting from extensive fitted storage. Externally, the property offers off-road parking, a garage with electric up-and-over door and gardens to both the front and rear. The rear garden features a paved patio and raised decked seating area enjoying attractive views towards Froncysyllte, with the remaining garden offering excellent potential for purchasers to create an outdoor space to their own taste.

Entrance & Hallway

An attractive porch provides a welcoming entrance to the property, with a composite door opening into the hallway. Finished with wood effect flooring and complemented by a contemporary vertical radiator, the hallway provides access to the adjoining rooms and loft space.

Open Plan Lounge and Kitchen

21'10" x 12'5" (max) (6.68m x 3.79m (max))

An impressive open plan kitchen, dining and living space, creating a fantastic heart of the home. The contemporary kitchen is fitted with an extensive range of high gloss wall and base units, complemented by quartz worktops and contrasting tiled splashbacks. Integrated appliances include a fridge, washing machine and double oven. The open-plan layout flows seamlessly into a generous living and dining area, offering ample space for both comfortable seating and a dining table. A large front-facing UPVC double glazed window allows plenty of natural light to fill the room, while wood-effect flooring and inset ceiling spotlights continue throughout, creating a bright and modern finish.

Bedroom One

13'5" x 10'2" (4.11m x 3.12m)

An exceptionally spacious double bedroom benefiting from an extensive range of fitted wardrobes, including mirrored doors, together with matching bedroom furniture providing excellent storage. Two rear facing UPVC double glazed windows enjoy a pleasant outlook over the rear garden. The room is further complemented by fitted carpet and a radiator.

Bedroom Two

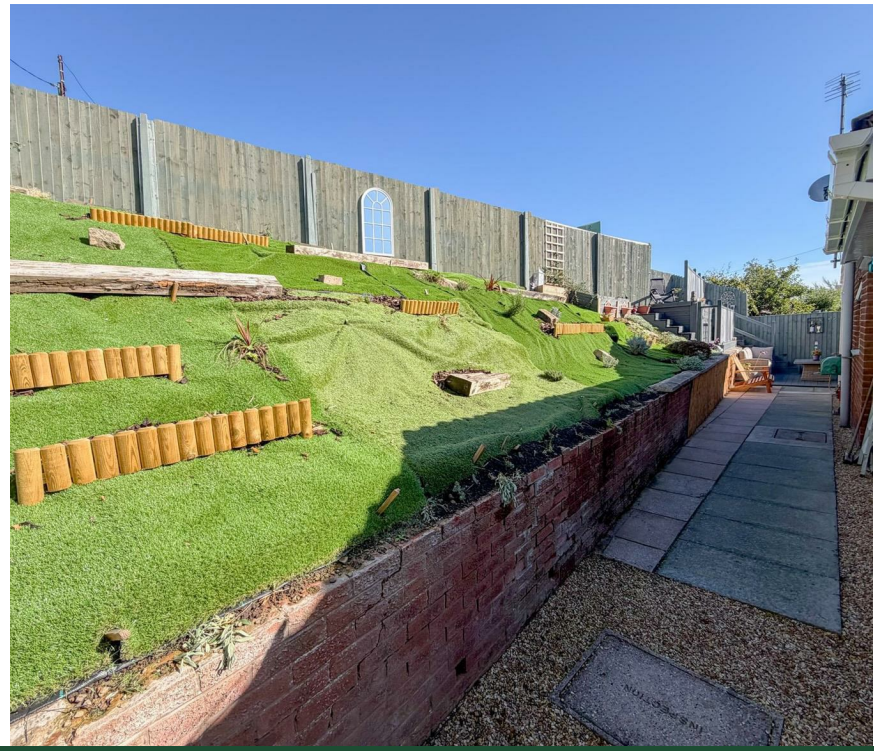
13'0" x 9'1" (3.97m x 2.78m)

A further well proportioned double bedroom benefiting from an extensive range of fitted wardrobes and a matching vanity table, providing excellent storage. A front facing UPVC double glazed window allows plenty of natural light into the room, which is further complemented by fitted carpet and a radiator.

Bathroom

A stylish and contemporary bathroom fitted with a three piece white suite comprising a low-level WC, wash hand basin set within a useful vanity unit and Jacuzzi bath with mains-fed rainfall shower over and fitted shower screen. The room is complemented by fully tiled walls, a heated towel rail and a rear facing UPVC double glazed window.

FOR SALE



External

The property is approached via a private driveway providing off road parking and access to the garage, which benefits from an electric up-and-over door. The front garden is predominantly laid to lawn, while to the rear is a paved patio and raised decked seating area, perfectly positioned to enjoy attractive views towards Froncysyllte. The remainder of the garden offers excellent scope for prospective purchasers to landscape and create an outdoor space to their own taste.

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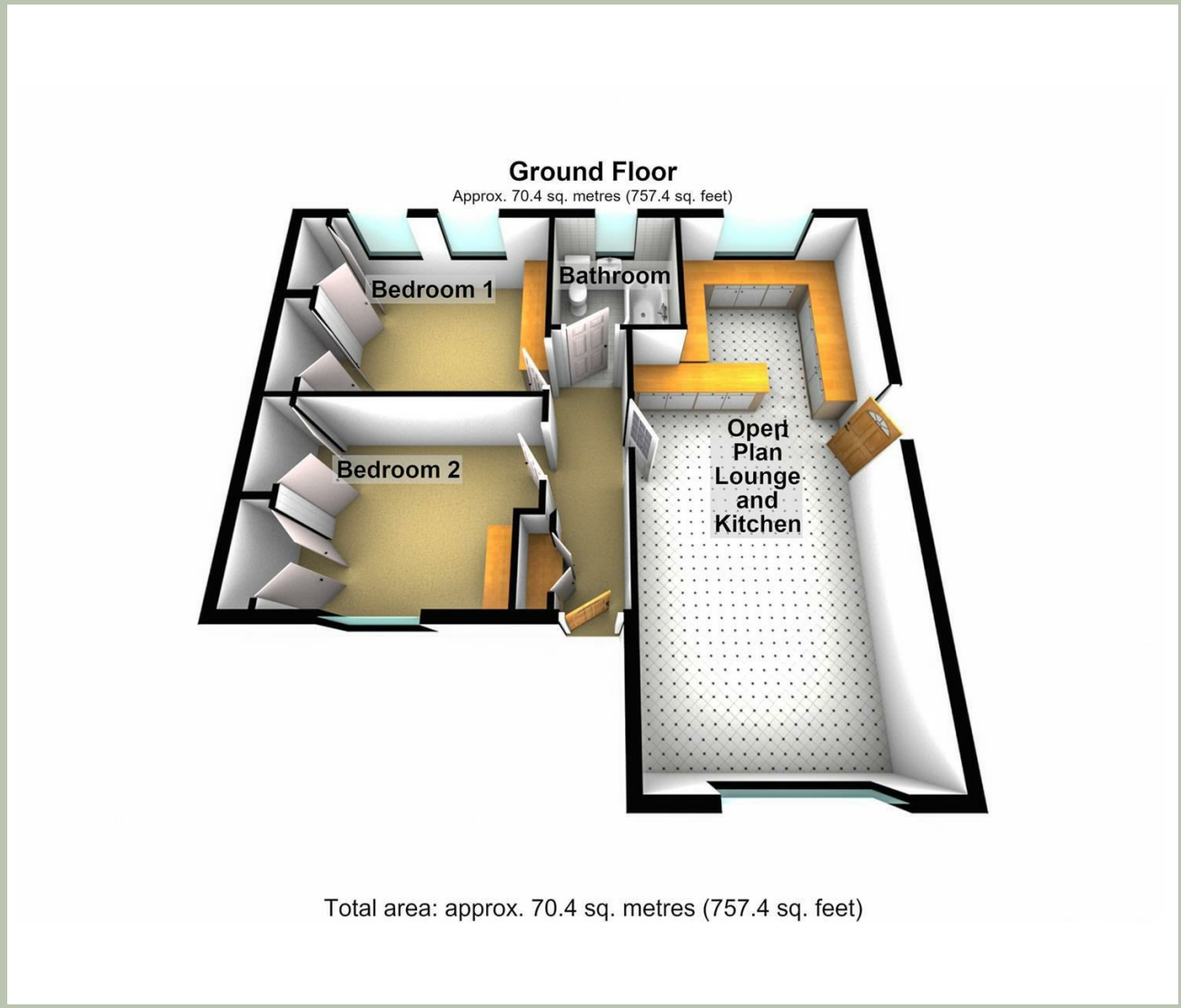

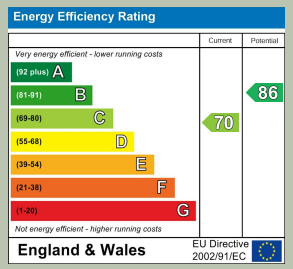

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