



3 Maes Telford, Trevor, LL20 7TJ

Price £349,950

Situated in the highly desirable village of Trevor, this impressive four-bedroom detached family home is within walking distance of the iconic Pontcysyllte Aqueduct — famously designed by Thomas Telford and recognised as a UNESCO World Heritage Site. The accommodation briefly comprises a welcoming entrance hall with ground floor WC, a spacious lounge featuring a charming multi-fuel burner, and a superb open-aspect family kitchen/dining room — perfect for modern living and entertaining. A separate utility room which has been converted from the former garage with useful store room adds further practicality. Upstairs offers four well-proportioned bedrooms, including a generous master bedroom with en-suite, along with a stylish family bathroom.

Externally, the property enjoys a delightful enclosed rear garden with both paved and decked patio areas, ideal for outdoor entertaining and providing a safe environment for families. The home also benefits from 14 solar panels, "Eddi" solar water heater & HIVE heating controls, enhancing its energy efficiency and reducing running costs. An exceptional opportunity to acquire a spacious and energy-conscious family home in a truly picturesque and historic setting. NO CHAIN

Location

Located in the village of Trevor within the scenic vale of Llangollen and enjoying good communication links to the Commercial and Industrial centres of the region. Popular amongst tourists the Riverside Town of Llangollen is only a short driving distance away, whilst the famous Thomas Telford Aqueduct with its world heritage status is within walking distance. The nearby village of Cefn Mawr has day to day shopping facilities and a supermarket, public transport service operates nearby. There are both primary and secondary schools within the catchment.

Accommodation

Entrance door with feature stained glass panel opens into the welcoming hallway.

Entrance Hall

Laminate flooring, useful built in under stairs cupboard and drawers, radiator, staircase rising to the first floor and doors off.

Ground Floor W.C

W.C, wash hand basin, window to side, heated towel rail and tiled floor.

Utility Room

Fitted cream fronted base, drawer and wall units complimented by work surface areas incorporating sink unit with double glazed window above, plumbing for washing machine, space for dryer, part tiled walls, laminate flooring, extractor fan, mains electric board.

Lounge

Double glazed walk-in bay window to the front elevation. Feature fitted cast-iron multi-fuel burning stove set within an exposed brick fireplace, positioned on a granite hearth, radiator. Archway leading to:

Open plan Kitchen/Diner

Enjoying a delightful outlook with an abundance of natural light via two double glazed windows and patio doors, enjoying far-reaching views across the valley.

Kitchen

Fitted with a range of base, drawer and wall units complimented by wood block effect work surface areas incorporating sink unit with mixer tap and window above over looking the rear garden. Five ring gas hob with stainless steel extractor hood over and feature splashback, electric oven and grill, integrated dishwasher, integrated fridge/freezer, integrated under counter fridge, wall mounted "Worcester" gas boiler, part tiled to work surface areas, inset ceiling spotlights, tall contemporary radiator and laminate flooring.

Dining Area

UPVC patio doors opening into the rear garden. TV point and radiator.

On The First Floor

Turned staircase rises from the hallway to the first floor landing with double glazed window to side, airing cupboard housing the "Eddi" solar water heater, loft hatch with fitted ladder to roof space which is part boarded, radiator.

Master Bedroom Suite

Fitted wardrobes and over bed store units, double glazed window to front, radiator and door to:-

En-Suite

Shower enclosure with electric shower, w.c, wash hand basin, part tiled walls, double glazed window to front, tiled floor and radiator.

Bedroom Two

Double glazed window to rear with views over the garden and countryside beyond, large free standing wardrobe, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Family Bathroom

White suite of Jacuzzi bath with central tap, shower enclosure with electric shower, w.c, wash hand basin, illuminated hard wired mirror, part tiled walls, extractor fan, double glazed window to rear, radiator.

Garage/Store

Up and over door, power and lighting. 9.5kw GivEnergy battery (available by separate negotiation)

Outside

Approached over a driveway to the front providing off-road parking for two vehicles, with a central pathway leading to the front entrance door. Gravelled and well-stocked borders flank the path, which continues through to the generously sized rear garden enjoying a southerly aspect. The rear garden features patio and decked seating areas, ideal for outdoor entertaining and relaxing whilst admiring the attractive setting. There are decorative tiered borders, a lawned area, greenhouse and garden shed. A further gated section provides access to a useful log store/storage area. Additional benefits include outdoor lighting, two external water taps and an external power supply. The garden is fully enclosed, creating a safe and secure environment for families and pets.





Floor Plan



Total area: approx. 125.6 sq. metres (1352.2 sq. feet)

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

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Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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