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Bodeuron, Llangollen Road, Trevor, LL20 7TB

Price £269,950

An impressive Ruabon red brick three-bedroom semi-detached family home. This deceptively spacious family property is situated in the highly sought-after village of Trevor, enjoying excellent road links and a private driveway to the front. Boasting a sunny aspect rear garden backing onto open fields, the property benefits from stunning far-reaching countryside views. Rich in character, the home beautifully combines original period features with modern-day comforts. The accommodation briefly comprises a welcoming entrance hall, ground floor WC, a spacious lounge featuring a walk-in bay window and wood-burning stove, a bright and airy family dining room with a large rear-facing window, and a well-appointed kitchen enjoying elevated rural views. To the first floor are three generously sized bedrooms, an additional office/dressing room, and a family bathroom with delightful open views. Externally, the property also benefits from two versatile basement rooms accessed from the rear garden, both equipped with power, lighting, and water supply, offering excellent potential for storage, hobbies, or workshop use.

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
UPVC entrance door with feature glazed panels above and to side opens into:-

Vesibule
Attractive Victorian tiled floor, cloaks area and internal door to:-

Entrance Hall
Continuation of the Victorian tiled flooring opens into the welcoming entrance hall with stairs rising to the first floor, radiator.

Lounge 13'1" x 13'8" (4.00 x 4.17)
Spacious family lounge featuring a walk-in bay window to the front elevation, a wood-burning stove set within an exposed brick chimney breast, and radiator.

Ground Floor W.C
W.C (macerator) wash hand basin, internal door to cellar (not in use).

Dining Room 13'11" x 13'8" (4.25 x 4.17)
Flooded with natural light through large rear-facing windows and enjoying lovely open views, the room also features an ornamental fireplace, radiator, and opening into:-

Kitchen 11'0" x 9'10" (3.36 x 3.00)
Fitted with a range of base and wall units complemented by work surface areas incorporating a sink unit with window above enjoying views over the fields beyond. Integrated appliances include a fridge freezer and dishwasher, with space for a Rangemaster-style cooker and extractor hood over, part tiled walls, tiled flooring, radiator, and an external door providing access to the rear garden.

On The First Floor
Stairs rise from the hallway to the large first floor landing with loft hatch to roof space and doors off to all rooms.

Bedroom One 13'11" x 13'8" (4.25 x 4.17)
Spacious double bedroom with window to rear, radiator.

Bedroom Two 13'11" x 13'8" (4.25 x 4.17)
Generous sized double bedroom with window to front and radiator.

Bedroom Three 8'8" x 9'0" (2.66 x 2.75)
Window to front, radiator.

Study/Dressing Room
Versatile room with window to side and radiator.

Bathroom
The family bathroom is fitted with a sunken bath featuring a shower attachment and enjoying lovely views over the surrounding countryside. Separate shower enclosure with mains-fed shower, low-level WC, wash hand basin, tiled walls and flooring, and a heated towel rail.

Cellar
The property further benefits from two large basement rooms, accessed via an external UPVC door from the rear garden. Both rooms have power and lighting, with water connected to one, offering excellent versatility for a range of uses including storage, workshop space, hobbies, or potential home office/gym areas. Previous internal access could also be reinstated, subject to requirements, further enhancing the practicality and flexibility of this additional accommodation.

Outside
To the front of the property is a private driveway providing off-road parking. The sunny aspect rear garden is a particular feature of the home, enjoying delightful views over the adjoining fields. Beautifully arranged with a lawned garden, log store, decked patio, and well-stocked borders, it offers a peaceful and tranquil setting ideal for outdoor dining and entertaining.



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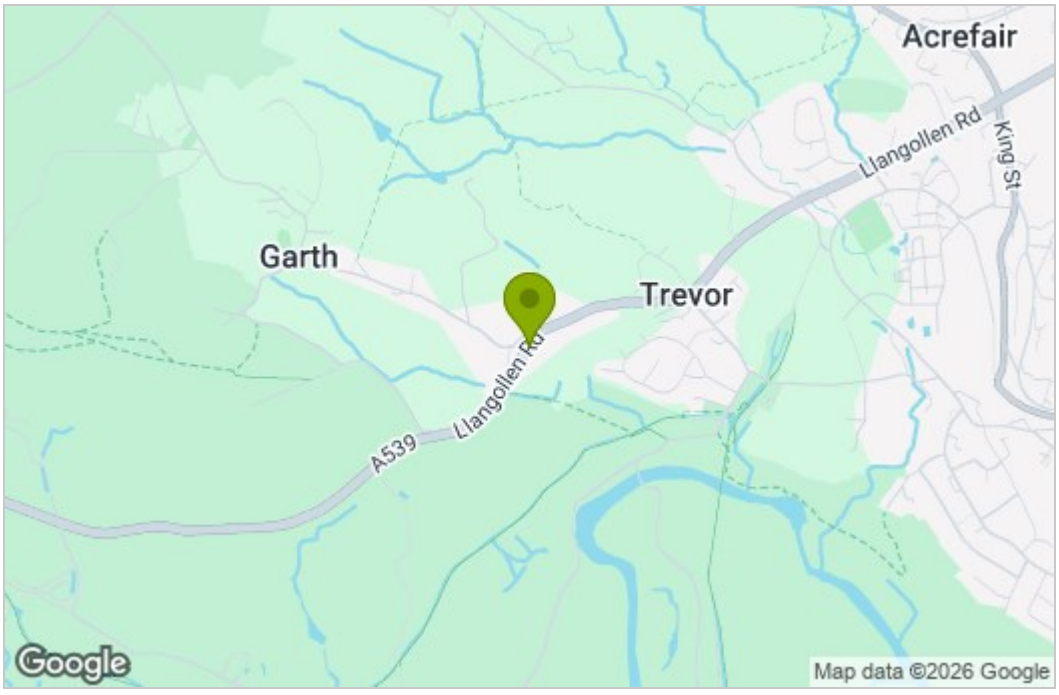


Floor Plan

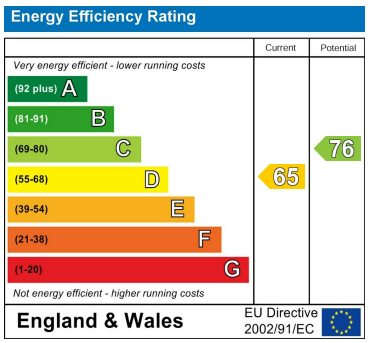


Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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