

Wingetts

More than just estate agents



1 Oakfield, Garth, LL20 7DJ

Price £295,000

A rare opportunity to the market, is this well-proportioned three-bedroom link-detached bungalow that occupies a generous corner plot in the sought-after village of Garth, enjoying stunning valley views from the rear. The property briefly comprises a welcoming entrance hall, a spacious lounge and dining room flooded with natural light, and a fitted kitchen. There are three bedrooms, including a generous master bedroom with access to a conservatory, a second bedroom benefiting from a shower enclosure, and a good-sized third bedroom along with a family bathroom. Externally, the property benefits from a garage and paved private driveway to the front, together with a lawned garden and well-stocked borders. To the side is a substantial lawned garden featuring mature trees and shrubs. The rear garden is arranged into two sections, comprising a paved patio area with greenhouse and a gravelled section with raised planters. The entire garden is enclosed, providing a secure and family-friendly outdoor space. Early inspection is highly recommended. No onward chain.

Location

Garth is approximately three miles from the picturesque riverside tourist town of Llangollen which offers an excellent range of shopping facilities and social amenities and within commuting distance of the major commercial areas of the region such as Chester, Wrexham and Oswestry. The Village has a highly regarded primary school within walking distance and is within the catchment area for secondary schools. Popular amongst walkers the semi-rural location offers a lovely countryside environment and is well worth exploring.

Accommodation

Covered entrance porch with welcome light, timber framed door with part glazed panels opens into:-

Entrance Hall

A welcoming and spacious entrance hall featuring three useful storage cupboards, one of which houses the gas combination boiler. A ceiling hatch with fitted ladder provides access to the useful roof space. Radiator and doors leading off to all rooms.

Lounge/Dining Room

The room is flooded with natural light from a large UPVC double-glazed window to the front and a further UPVC window to the rear, offering attractive views towards the Aqueduct. The lounge area features an attractive stone fireplace with mantle and inset gas fire, spotlights to ceiling and a radiator.

Kitchen

Fitted with a range of base and wall-mounted units, complemented by work surface areas incorporating a sink unit with mixer tap. A UPVC double-glazed window above the sink enjoys lovely views over the garden and valley beyond. The kitchen is equipped with an electric induction hob with a Gorenje extractor hood over, along with an oven, grill and integrated microwave. There is space for a fridge freezer and plumbing for a washing machine. Further features include a tiled floor, ceiling spotlights and a composite door providing access to the rear garden.

Master Bedroom

A spacious bedroom featuring a large UPVC double-glazed window to the front elevation with radiator beneath. Double doors open into:

Conservatory

Glazed panels provide a lovely outlook over the garden, creating a pleasant setting in which to relax and enjoy the surrounding outdoor space. The room benefits from a tiled floor and sliding patio doors providing direct access to the garden.

Bedroom Two

UPVC double glazed window with views over the garden, radiator below and corner shower enclosure.

Bedroom Three

Window to front, radiator.

Bathroom

Bath with mains shower over, WC and wash hand basin. A window to the rear provides natural light, while the room is finished with fully tiled walls and floor, wall-mounted heated towel rail.

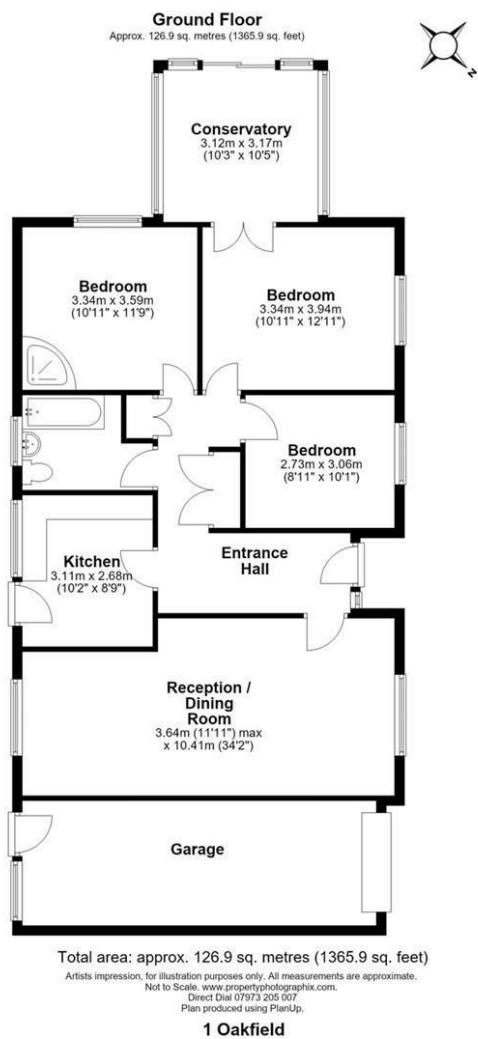
Outside

A paved driveway to the front provides off-road parking and leads to the garage, with a side pathway giving access to the entrance door. The front garden is mainly laid to lawn with attractive stocked borders and continues through a gated access into the generous side garden, which is predominantly laid to lawn and enhanced by a selection of mature trees and shrubs. Gated access leads through to the sunny rear garden, which features a paved patio area and greenhouse, together with a further gravelled garden area incorporating raised borders. The garden is enclosed, providing a pleasant and private outdoor space. A personal door provides convenient access into the garage.

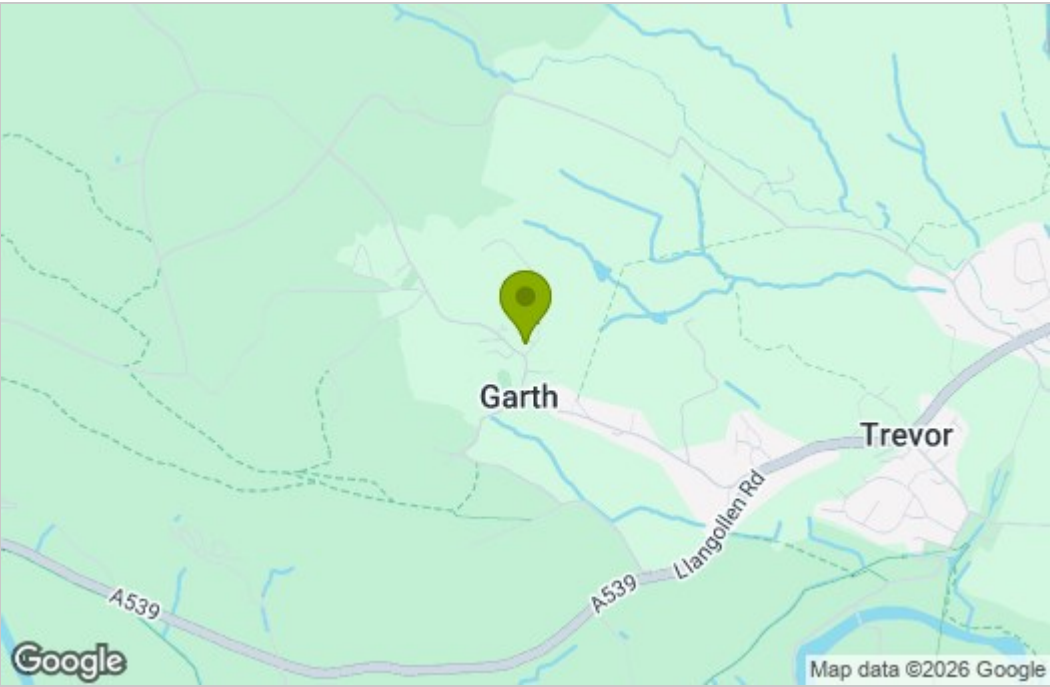




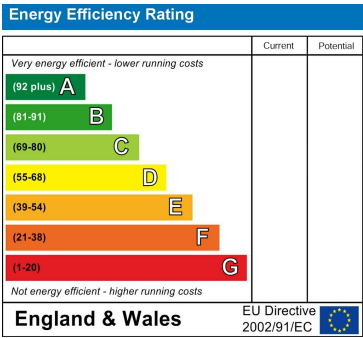
Floor Plan



Area Map



Energy Efficiency Graph



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