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# Wingetts

More than just estate agents

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**Llangollen Road, Trevor, LL20 7TN**

**Price £279,950**

A charming three-bedroom cottage-style property dating back to circa 1930s, offering character, warmth, and well-proportioned family accommodation throughout. This delightful home boasts two generous reception rooms and three well-sized bedrooms, combining period charm with practical living space. The accommodation briefly comprises an open-fronted porch with an attractive stained glass entrance door leading into a welcoming reception hall. The cosy lounge features a wood-burning stove and UPVC French doors opening onto a rear patio, creating a perfect space for relaxing or entertaining. A spacious family dining room provides excellent additional living space, while the fitted kitchen and convenient ground floor shower room add to the home's practicality. To the first floor, a galleried landing leads to two double bedrooms, a well-proportioned single bedroom, and a spacious family bathroom. A useful loft room, accessed via a pull-down ladder and fitted with lighting and power, offers excellent additional storage or flexible use of space. Externally, the property enjoys attractive gardens to both the front and rear. The front garden is mainly laid to lawn, while the sunny rear garden offers a wonderful outdoor retreat with several patio areas, a lawn, and a charming summerhouse — perfect for enjoying the warmer months. This appealing home combines character, space, and a welcoming atmosphere, making it an ideal property for families or buyers seeking a charming period home.

## Location

Located in the village of Trevor within the scenic vale of Llangollen and on the Llangollen canal 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

An attractive open-fronted, arch-topped porch with a quarry tiled floor and welcoming light leads to a charming period entrance door featuring stained and leaded glass panels, complemented by matching side panels and an elegant overhead window.

## Reception Hall

A stripped pitch pine staircase with spindled balustrade is completed by the stained, tall skirting boards and door frames, wood effect laminate flooring, double radiator, useful understairs store area, coved ceiling, two wall light points and three panel doors.

## Lounge 13'10" x 10'10" (4.22 x 3.30)

Featuring a herringbone-patterned solid wood floor, an exposed brick fireplace with a substantial timber mantel above, UPVC double-glazed French doors opening onto the rear patio, a picture rail, and a radiator.

## Dining Room

Enjoying an excellent degree of natural light from a UPVC double-glazed bay window with fitted shutters and a radiator beneath, this room features an exposed herringbone-patterned solid wood floor, coving to the ceiling, and a picture rail. A charming pine fire surround with a cast iron and decorative tiled insert sits on a slate hearth, creating an attractive focal point.

## Kitchen 13'11" x 10'5" (4.23 x 3.17)

Fitted with a charming cottage-style range of two-tone bespoke base and wall cabinets, complemented by black granite worktops and matching upstands. An integrated drainer sits alongside a traditional Belfast sink with a Victorian-style mixer tap, positioned beneath a UPVC double-glazed window overlooking the rear garden. A "Leisure Cookmaster" range-style cooker with a five-burner gas hob, hot plate, double oven and separate grill sits neatly within the former chimney breast, creating an attractive focal point. Additional features include part-tiled walls, space for a fridge freezer, and a tiled floor.

## Rear Hallway

Continuing with the tiled floor, cloaks area, external door.

## Utility

With plumbing for washing machine below a work surface, fitted base and wall cupboards, UPVC double glazed window and part tiled walls.

## Shower room

Appointed with a suite comprising a low-flush WC, wash

hand basin with vanity cupboard below, and a corner shower cubicle with a mains-fed shower. The room is finished with fully tiled walls, a tiled floor, radiator, and a UPVC double-glazed window.

## On the First Floor

A spindled staircase rises to the first floor spacious landing with gallery over stairwell and loft hatch.

## Bedroom One 12'5" x 8'11" (3.78 x 2.72)

Featuring an exposed wood floor and a UPVC double-glazed window to the front enjoying views across the Dee Valley. The room also benefits from an ornate period cast iron fireplace set on a quarry tiled hearth, built-in five-door wardrobes, and a radiator.

## Bedroom Two 11'10" x 10'10" (3.61 x 3.31)

A UPVC double-glazed window provides abundant natural light, overlooking the rear garden and offering far-reaching views of the surrounding countryside, complemented by a radiator.

## Bedroom Three 9'11" x 8'7" (3.03 x 2.61)

UPVC double glazed window to front with radiator below.

## Bathroom 9'11" x 7'5" (3.03 x 2.27)

Bath with mains shower over and side screen, WC, wash hand basin in vanity unit, part tiled walls, feature glass brickwork above doorway, two UPVC double glazed windows, tiled floor and airing cupboard housing the Worcester gas "combination" boiler.

## Loft Room 20'2" x 9'6" (6.14 x 2.90)

A wooden fold-down ladder provides access to this versatile storage space, which benefits from a good central ceiling height, electric sockets and lighting, exposed brickwork, and a carpeted floor.

## Outside

The front garden is predominantly laid to lawn with planted borders, and the decorative metalwork above the front bay window adds a distinctive period feature. The rear garden offers a paved patio adjoining the house, with a pathway passing a rockery-style, well-stocked flower bed and leading to an additional gated garden area. This space is mainly laid to lawn and features a timber decked patio with rope balustrade. A paved path continues to the impressive wooden summerhouse, which includes lighting, electric sockets, and an integrated storage shed.





# Floor Plan

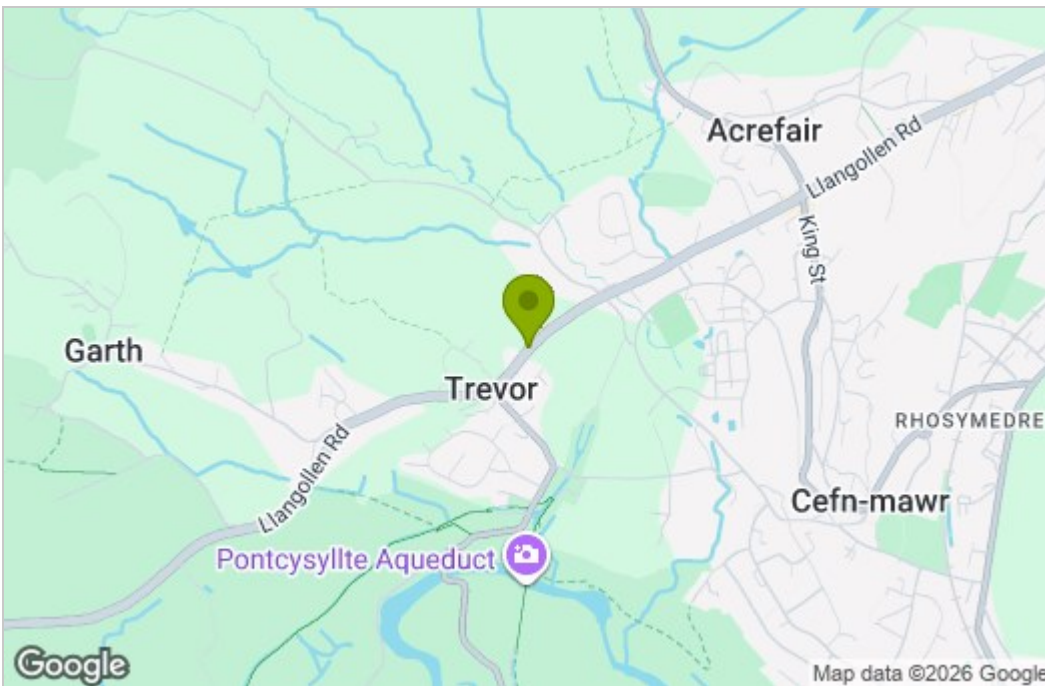


Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

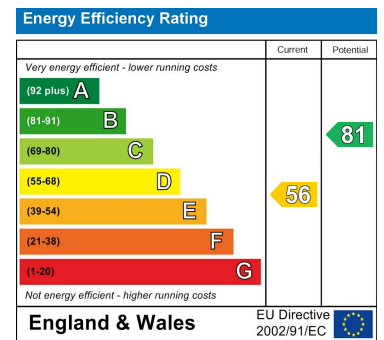
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**Lenton**

# Area Map



# Energy Efficiency Graph



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