



## 2 Charles Avenue

Trevor, LL20 7UB

Price £219,950





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## Location

The picturesque village of Trevor is conveniently situated approximately three miles from the riverside tourist town of Llangollen and 9 miles from the large town of Wrexham with its excellent range of shopping facilities and social amenities. The village and surrounding area is popular amongst walkers and cyclists due to its lovely countryside scenery and views across the Dee Valley which includes the Llangollen Canal and Aqueduct with its World Heritage status. A local convenience store is within walking distance, together with a public house and tea room. Both Primary and Secondary Schools are within the catchment area.

## Accommodation

Full length glass door opens into:-

### Entrance Hall

Spacious and welcoming entrance hall with stairs rising to the first floor landing, wood flooring, radiator and doors off to:-

### Sitting Room

12'6" x 10'0" (3.83 x 3.06)

Large window to front, multi fuel burner with mantle over.

### Lounge

16'1" x 11'4" (4.91 x 3.47)

Window overlooking the rear garden, multi fuel burner and radiator.

### Kitchen/Breakfast Room

8'5" x 18'0" (2.58 x 5.49)

A newly appointed kitchen comprising a range of Grey fronted base and wall units complimented by

work surface areas incorporating sink unit with tap over and window above, breakfast bar, induction hob with extractor above and oven below, space for fridge freezer, integrated dishwasher, underfloor heating, double patio doors to garden external side door, useful walk in pantry housing the Worcester gas boiler and plumbing for washing machine

## On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to all rooms.

### Bedroom One

10'4" x 9'6" (3.15 x 2.90)

Double bedroom to front with views over the valley, radiator and storage cupboard, cupboard housing the hot water tank, ceiling hatch to roof space.

### Bedroom Two

12'11" x 9'7" (3.96 x 2.93)

Window over looking the rear garden, radiator, useful storage cupboard.

### Bedroom Three

9'0" x 6'8" (2.75 x 2.04)

Window to front, radiator.

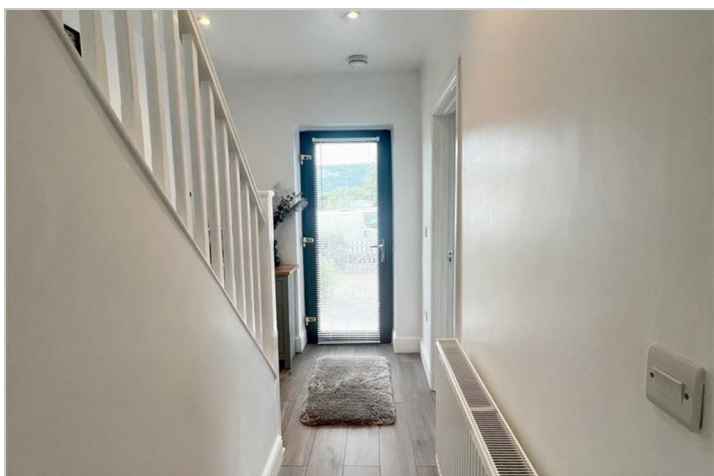
## Bathroom

Newly appointed suite of bath with shower over having Drench head and shower take off and shower screen, w.c, wash hand basin within vanity unit, window to rear, partly tiled walls and tiled floor, spotlights to ceiling, heated towel rail.

## Outside

The gardens are a particular feature of this property with its substantial plot the gardens run from front to

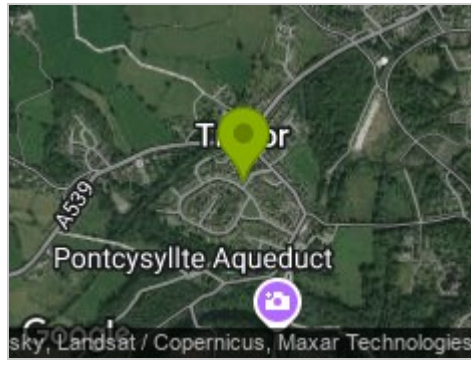
side with gated access which leads though to the large rear garden with garage and gated parking, all of which is enclosed.



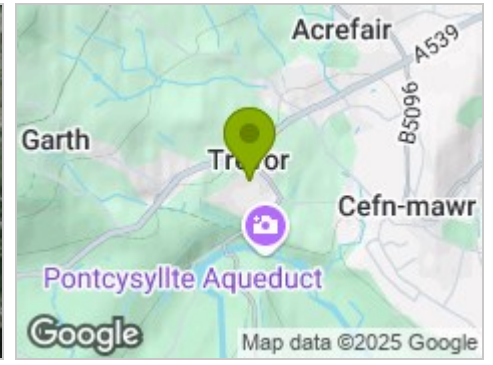
## Road Map



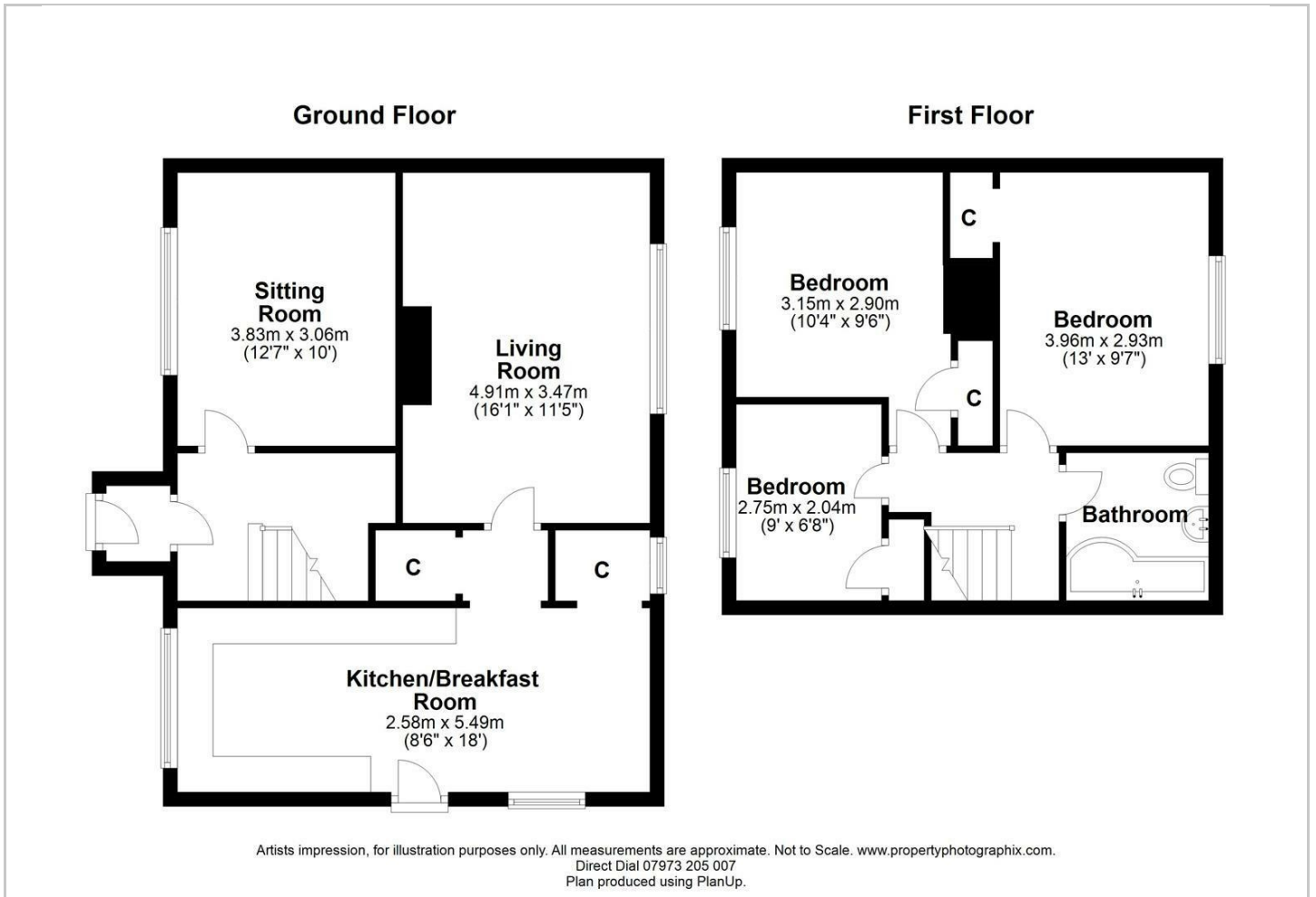
## Hybrid Map



## Terrain Map



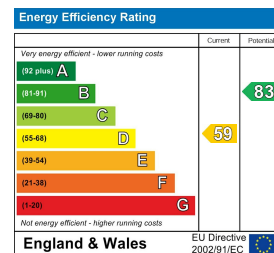
## Floor Plan



## Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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