



Llangollen Road

Trevor, LL20 7TB

Price £499,950



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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

A feature double glazed entrance door with matching side panels opening into the porch with tiled floor and leads to:-

Entrance Hall

A spacious and welcoming entrance hall which could easily be used as another room, spotlights to ceiling and door off to all rooms.

Lounge

15'9" x 21'11" (4.79 x 6.67)

Glazed panel double doors open into the spacious family lounge with central chimney housing the Multi fuel wood burner on tiled hearth and Oak mantle above. Two large double glazed windows over looking the garden along with a feature double glazed arched side window, wooden flooring and sliding patio doors into:-

Conservatory

A great addition to the property which is overlooking the sunny aspect rear garden through double glazed windows, central ceiling light with fan, two radiators, tiled floor and double doors either side opening into the garden.

Kitchen/Dining Room

13'9" x 14'2" (4.18 x 4.33)

An impressive kitchen diner, fitted with a range of Midnight blue base cupboards and drawer units complimented by Oak work surfaces with Belfast sink, mixer tap over and large double glazed window overlooking the tree lined garden, integrated dishwasher, "Belling" electric 5 ring hob with double oven and grill below and stainless steel extractor hood above, black acrylic splash back, range of tower storage units, TV connection, Spotlights to ceiling, wood effect tiled floor.

Utility

A good sized Utility room with fitted base and wall units, work surface areas incorporating Belfast sink and mixer tap over, glazed cupboard, wine rack, under unit lighting, unit with space for American style fridge/freezer with shelf above. Tiled floor, UPVC double glazed French doors opening to the garden, UPVC double glazed window and door to front. Door off to integrated garage and Cloaks/W.C

Cloaks/W.C

Low flush W.C, wash hand basin, tiled floor, UPVC double glazed window.

Master Bedroom

13'6" x 12'9" (4.11 x 3.88)

A good sized bedroom with large UPVC double glazed window over looking the garden, modern Grey radiator and door to:-

En Suite

Wet room with double width shower, Drench shower head, shower take off and body jets. W.C, bidet, wash hand basin, UPVC double glazed window, low level sensor lights, Grey heated towel rail, extractor fan, tiled floor with under floor heating.

Tel: 01978 861366

Bedroom Two

10'0" x 14'2" (3.05 x 4.33)

Another good double bedroom with UPVC double glazed window, TV aerial and modern radiator.

Bedroom Three

10'0" x 10'10" (3.05 x 3.30)

Double bedroom with UPVC double glazed window and modern radiator.

Bedroom Four

8'1" x 12'6" (2.46 x 3.80)

UPVC double glazed window over looking the garden, currently used as a gaming/computer room.

Bedroom Five

11'0" x 8'0" (3.36 x 2.44)

Currently utilised as an office, radiator and UPVC double glazed window enjoying views over the garden.

Family Bathroom

Comprising Jacuzzi bath with shower over and side screen, w.c, wash hand basin in vanity unit, fully tiled walls, tiled floor, UPVC double glazed window.

Double Garage

Electric up and over door, power and lighting, gas

meter, mains electric, wall mounted gas boiler, double glazed window to rear, side Integrated door.

Outside

Oak Vale is approached over a sweeping driveway which leads to the ample parking and turning area (space for camper van). The impressive gardens wrap all the way around the bungalow, all of which are enclosed with hedging and trees for a secure and private setting. Well stocked borders, paved patio areas to enjoy outdoor dining and large pond.

Garage & Workshop

A great addition to the property is the large detached garage and workshop which has the potential to be converted into another dwelling/Granny Annexe (subject to planning consent) power and lighting, set in its own gardens to front and rear with side parking area and patio.

Virtual Tour

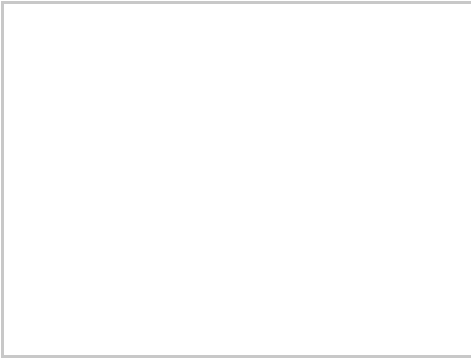
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Note

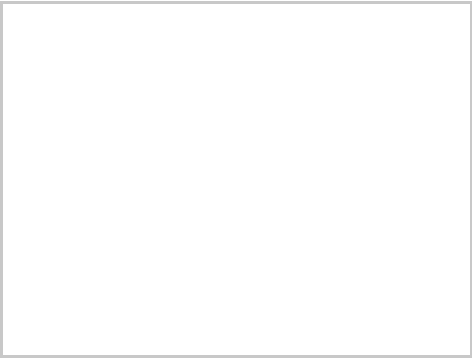
The vendor is an employee of Wingetts Ltd



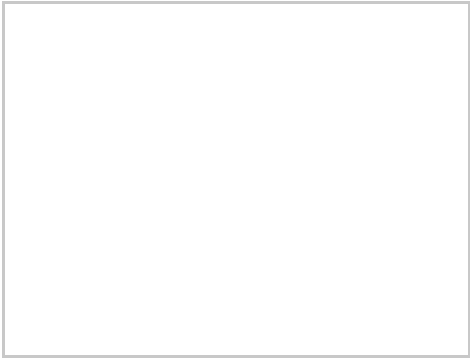
Road Map



Hybrid Map



Terrain Map



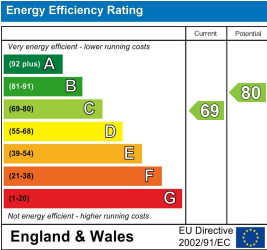
Floor Plan



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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