
Wingetts

More than just estate agents



37 Heol Penderyst, Trevor, LL20 7UD

Price £140,000

Situated in a sought-after residential area and within walking distance of the World Heritage Pontcysyllte Aqueduct, this three-bedroom semi-detached home offers well-proportioned accommodation, low maintenance gardens, and is available with no onward chain. The accommodation comprises an entrance hall, fitted kitchen, utility, dining room, and living room. To the first floor, the landing provides access to three bedrooms and a wet room. Externally, the property benefits from an attractive front garden with an artificial lawn, decorative gravel, and mature shrubs to borders. Side access leads to the enclosed rear garden, featuring a low-maintenance patterned concrete patio, well-stocked shrub borders, a greenhouse, and a timber shed. NOTE the property is of non-standard construction.

Accommodation

UPVC double-glazed entrance door with canopy over opens into the entrance hall, stairs rising to the first floor, radiator.

Lounge

UPVC double-glazed window to the front elevation, radiator, decorative brick and timber fireplace with a wooden mantel over.

Dining Room

UPVC window overlooking the rear garden. ceramic-tiled ornamental fireplace, radiator.

Kitchen

Fitted with a range of base and wall cupboards, work surface areas incorporating sink unit with mixer tap over, window to rear, space for cooker, wall mounted "Valliant" combination boiler, useful larger cupboard housing mains electric board.

Utility

Base units, space for under counter fridge, external door.

On The First Floor

Stairs rise from the entrance hall to the first floor landing with window to side, ceiling hatch to roof space, airing cupboard, doors off to all rooms.

Bedroom One

Window to front offering far reaching views, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Windows to front, radiator.

Shower Room

Wet room with electric "Mira" shower, w.c, wash hand basin, fully tiled walls, window to rear, extractor, heated towel rail.

Outside

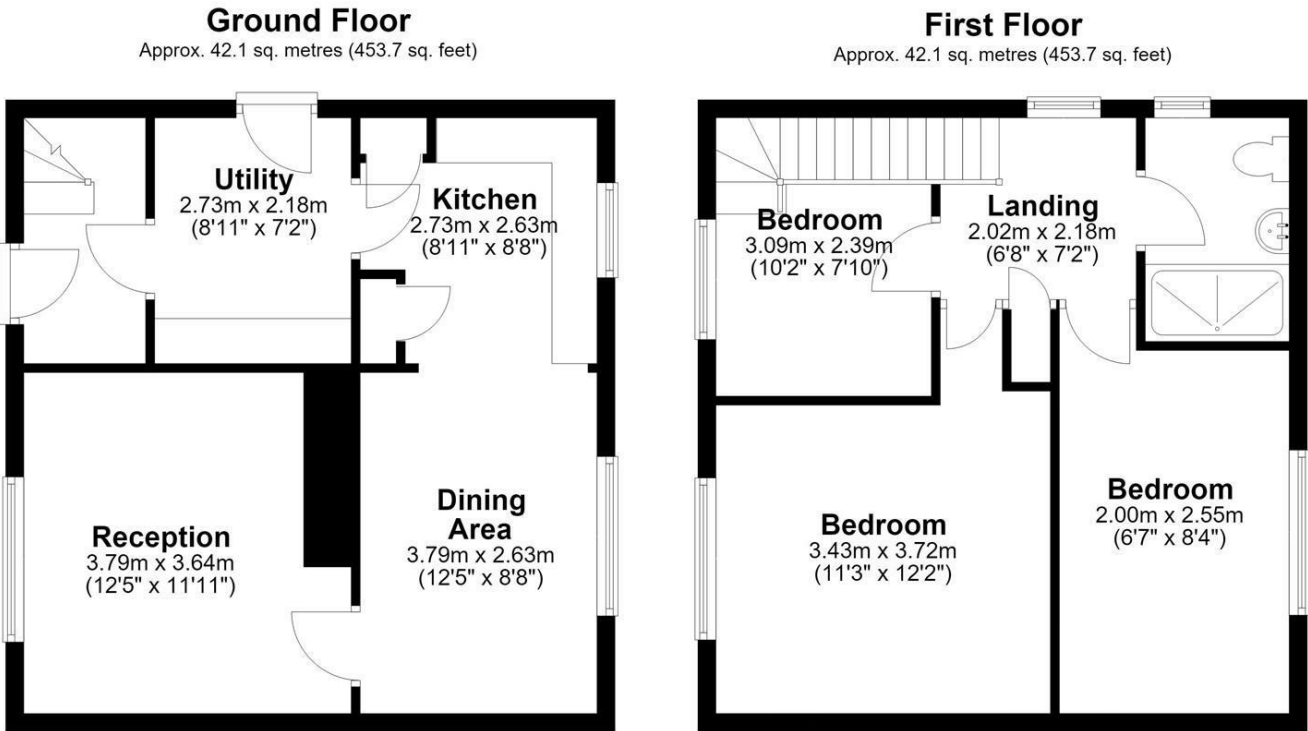
Enclosed front garden with artificial lawn, mature shrubs and decorative borders. A side pathway leads to the rear garden, which features a lower-level area, steps rising to a paved patio, greenhouse and timber shed.

NOTE

The property is of non-standard construction.

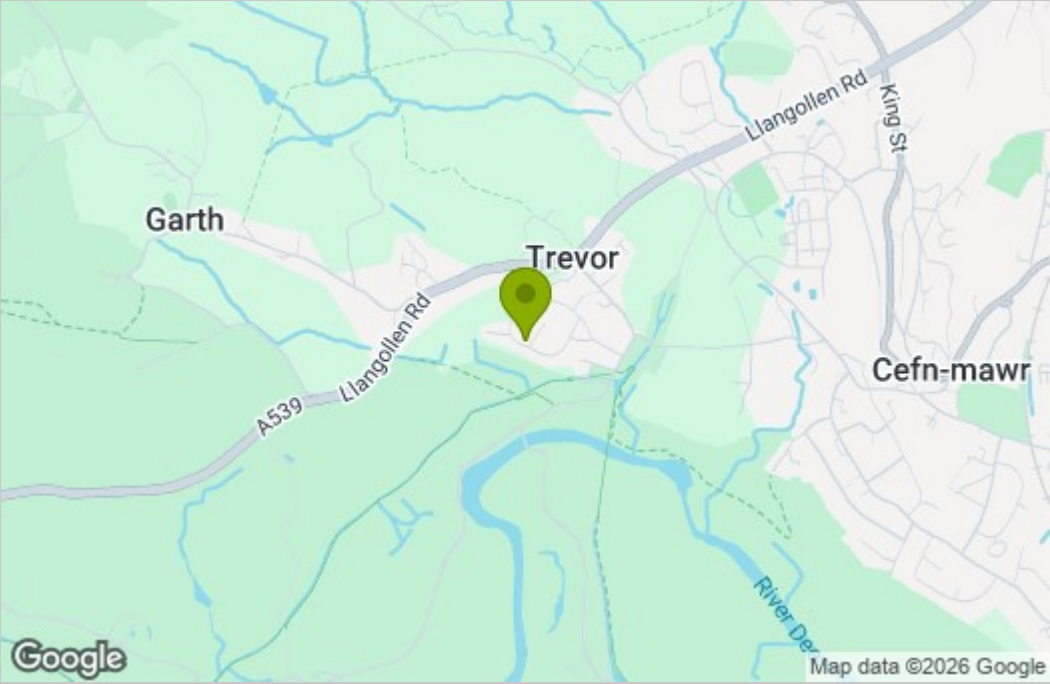


Floor Plan

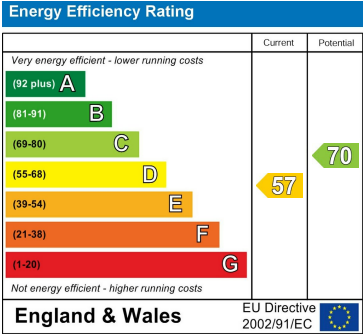


Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.