
Wingetts

More than just estate agents



36 The Oaks, Llangollen, LL20 7TX

Price £330,000

A well presented four bedroom detached home with large sunny aspect rear garden, situated within a highly desirable modern development in the heart of the village, this attractive detached home makes an ideal purchase for families seeking space, light and a convenient location. The accommodation is well proportioned throughout and briefly comprises: entrance hallway, downstairs WC, dual aspect living room with direct access to the rear garden, kitchen/breakfast room, separate utility room and dining room to the ground floor. To the first floor are four bedrooms, including a generous principal bedroom with en-suite shower room, along with a family bathroom. Externally, the property benefits from ample private driveway parking to the front leading to the garage. The standout feature is the spacious, sunny aspect rear garden, which is fully enclosed and ideal for both outdoor entertaining and safe family use. An excellent opportunity to acquire a family home in a popular residential setting. Early viewing is highly recommended. NO CHAIN

Location

The Oaks is a highly regarded and popular modern residential development centred around a large grassed open green within the village of Trevor which is conveniently situated approximately three miles from the picturesque 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 Aqueduct with its World Heritage status.

Accommodation

Entrance door with glazed panels and matching side screens, welcome light and canopy over, opening into:

Entrance Hall

Welcoming entrance hall with tiled floor, stairs rising to the first floor, useful understairs storage, radiator and doors leading to all principal rooms.

Ground Floor W.C

Low level w.c, wash hand basin, radiator, window to front and tiled floor.

Lounge

Dual aspect lounge offering excellent natural light, with window to the front aspect and patio doors opening onto the rear garden, contemporary radiator.

Dining Room

Versatile room, currently used as a play room with window to front and radiator.

Kitchen

Fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap and window above overlooking the rear garden. Integrated fridge freezer and dishwasher, gas hob with electric oven below, tiled floor, part tiled walls and radiator.

Utility

A continuation of the tiled flooring, fitted base units complemented by work surface incorporating a sink unit, with window above providing natural light. There is plumbing for a washing machine and space for a tumble dryer. Cupboard houses the "Worcester" boiler, radiator and an external door providing access to the rear garden.

On The First floor

Stairs rise from the entrance hall to the first-floor landing, which benefits from a loft hatch with a pull-down ladder, a useful airing cupboard, and doors providing access to all rooms.

Master Bedroom

Large rear-facing window providing ample natural light, mirror-fronted fitted wardrobes, radiator, and door to:-

En-Suite

Shower enclosure with electric shower, WC, and wash basin set within a vanity unit below. The room also benefits from a heated towel rail, part-tiled walls, tiled flooring, and an obscured rear window.

Bedroom Two

Double bedroom with window to front, fitted wardrobes and radiator.

Bedroom Three

Feature arch window to front, radiator.

Bedroom Four

Window to rear, radiator.

Family Bathroom

Bath with shower attachment, WC, and wash hand basin, complemented by a large fitted mirror. The room also features a heated towel rail, tiled flooring, part-tiled walls, extractor fan, and a front-facing window.

Outside

Driveway to the front providing ample off-road parking, with mature shrubs to the boundary and side gated access leading to the rear. The generous, sunny aspect rear garden offers an ideal setting for outdoor entertaining while being fully enclosed, creating a safe and secure family environment.

Garage

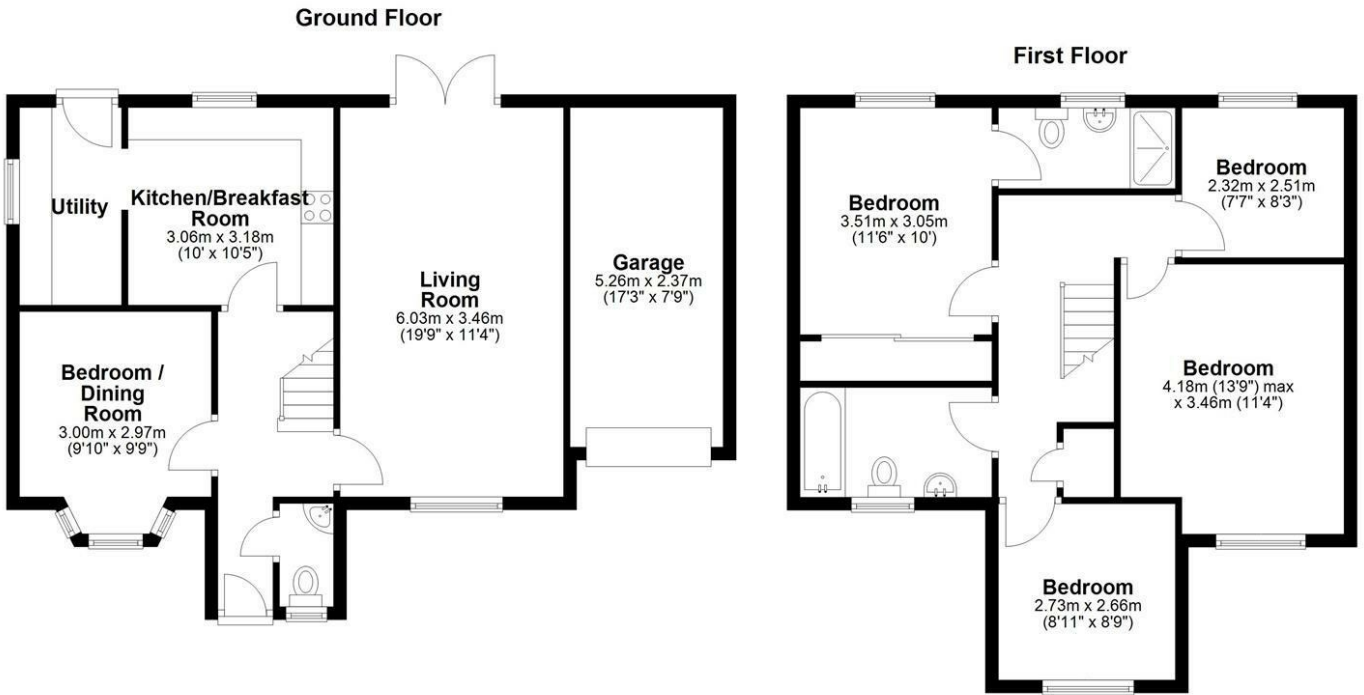
Up & over door, power and lighting.



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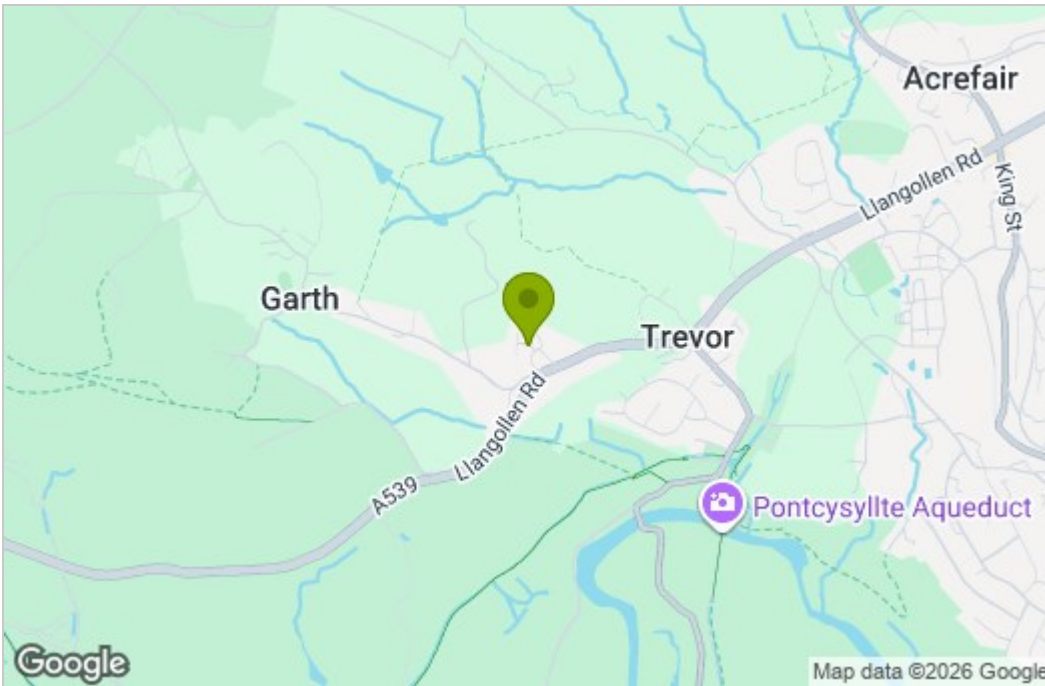
Floor Plan



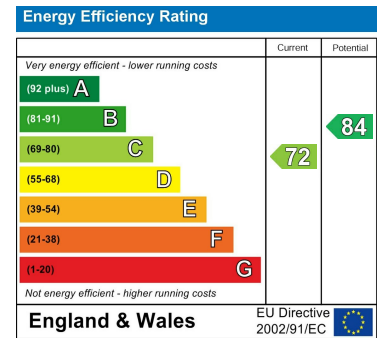
Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographix.com.
 Direct Dial 07973 205 007
 Plan produced using PlanUp.

36 The Oaks KAD

Area Map



Energy Efficiency Graph



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