

# BOWEN

PROPERTY SINCE 1862



Asking Price £320,000

🏠 4 Bedrooms 🚿 2 Bathrooms

5 The Oaks, Trevor,  
Llangollen LL20 7TX

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### General Remarks

Offered for sale with NO ONWARD CHAIN, this four bedroom detached house is located in a highly sought after modern development in the heart of the village. The property has been extended by way of a conservatory which overlooks the rear garden and also benefits from two reception rooms. Double glazed throughout, the living accommodation briefly comprises an entrance hallway, downstairs wc, dual aspect living room, kitchen, utility room, dining room, conservatory, landing, main bedroom with a vaulted ceiling and feature arched window, en-suite, three further bedrooms and a family bathroom. In summary, a cracking family home, and an early viewing is advised.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Double glazed door and side panel to the front elevation. Radiator. Wood-effect flooring. Understairs storage cupboard. Coved ceiling.



**Downstairs WC:** PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Heated towel rail. Wall tiling.

**Living Room:** 16' 0" x 12' 9" (4.87m x 3.88m) PVCu double glazed bay window to the front elevation. PVCu double glazed window to the side elevation. Radiator. Wood-effect flooring. Coved ceiling.

**Kitchen:** 14' 5" x 8' 8" (4.40m x 2.64m) Two PVCu double glazed windows to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Space for an American-style fridge freezer. Integral dishwasher. Wall tiling. Down-lighters. Tiled floor. Radiator.

**Utility Room:** 8' 10" x 4' 9" (2.68m x 1.46m) PVCu double glazed door and window to the side elevation. Work-top. Plumbing for washing machine. Space for a tumble dryer. Tiled floor. Radiator. Wall tiling. Cupboard housing a "Worcester" boiler.

**Dining Room:** 12' 5" x 9' 11" (3.79m x 3.01m) PVCu double glazed French doors to the rear elevation. Wood-effect flooring. Radiator. Coved ceiling.

**Conservatory:** 9' 7" x 8' 5" (2.91m x 2.56m) PVCu double glazed door to the side elevation. PVCu double glazed windows. Wood-effect flooring. Wall mounted electric heater.

#### On The First Floor:

**Landing:** Attic hatch. Radiator. Storage cupboard.

**Bedroom 1:** 13' 1" x 12' 10" (3.98m x 3.90m) PVCu double glazed feature window to the front elevation. Radiator. Vaulted ceiling.

**En-Suite Shower Room:** PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Down-lighters. Heated towel rail.

**Bedroom 2:** 12' 4" x 8' 2" (3.75m x 2.48m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bedroom 3:** 11' 3" x 9' 5" (3.42m x 2.87m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 4:** 10' 9" x 8' 4" (3.28m x 2.53m) PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 7' 8" x 6' 6" (2.34m x 1.98m) PVCu double glazed window to the rear elevation. Three piece white suite comprising a panelled bath with shower over, pedestal wash hand basin and low level w.c. Wall tiling. Wood-effect flooring. Heated towel rail. Down-lighters.









**Outside:** Externally there is a covered Patio to the rear of the property accessed from the Conservatory with steps down to a section of artificial grass with mature shrubs. Behind the garden there is a driveway providing Off-Road Parking leading up to the Single Garage.

**Services:** All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Utility Room.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

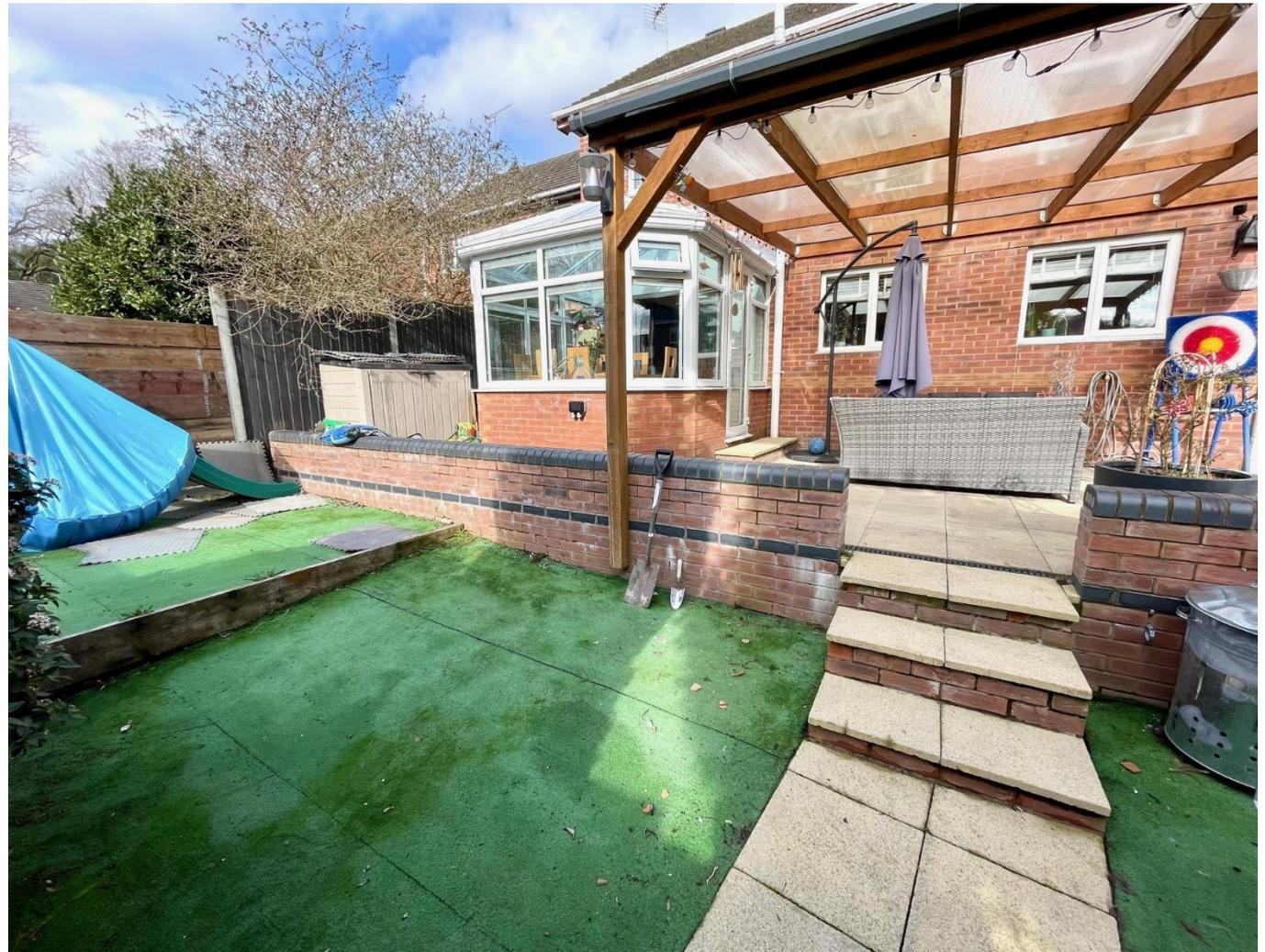
**EPC:** EPC Rating - 74|C.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** From the Agents Llangollen Offices proceed along Castle Street and continue over the bridge. At the T junction turn right and leave Llangollen on the Wrexham Road in the direction of Trevor. Once in Trevor take a left-hand turning straight after The Aussie Rooster and then immediately right into The Oaks and the property will be observed on the left-hand side of the road.

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