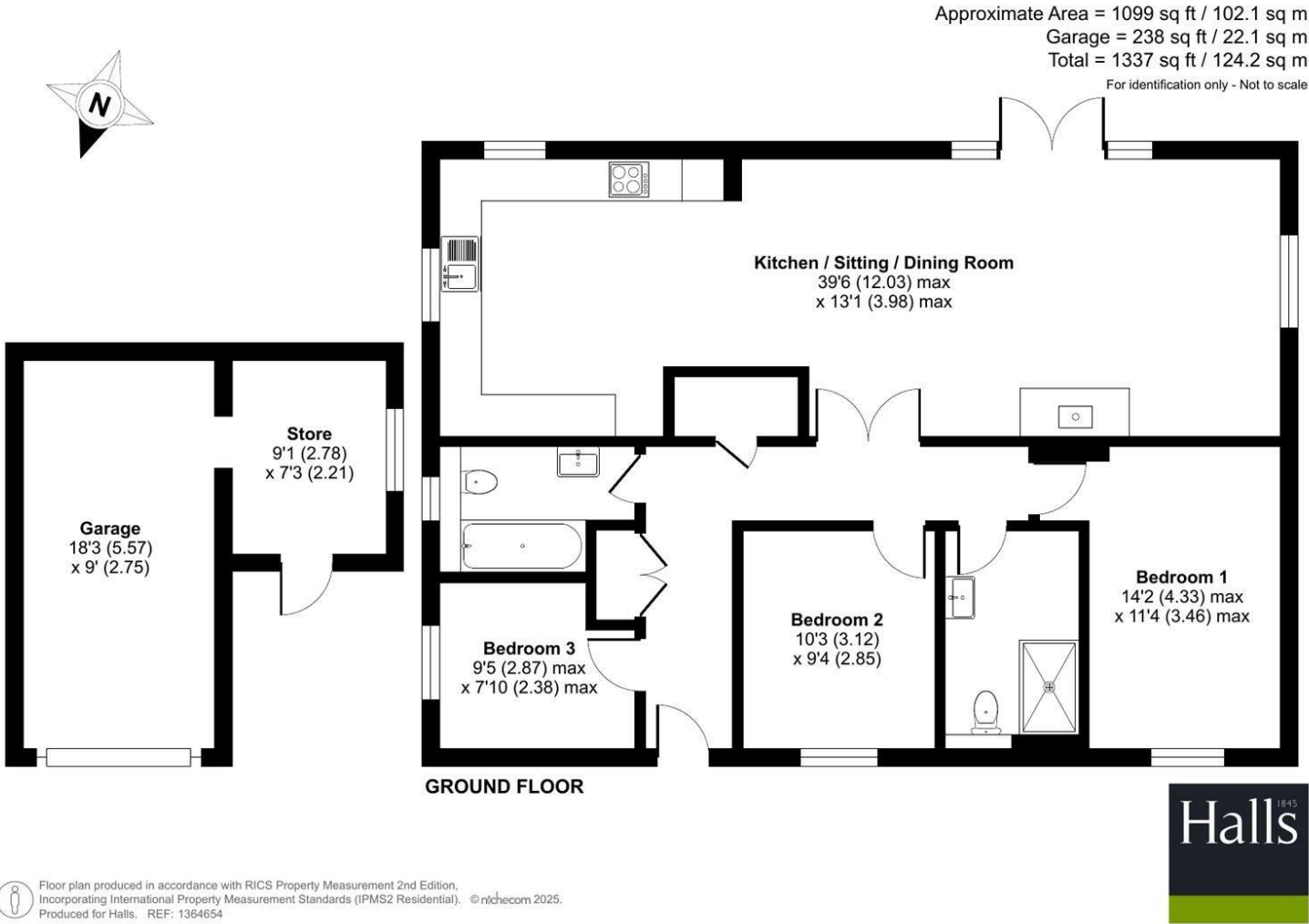


FOR SALE

Tyn Y Coed Lane End, Penley, LL13 0LN



FOR SALE

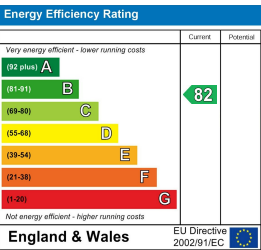
Offers in the region of £319,995

Tyn Y Coed Lane End, Penley, LL13 0LN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ellesmere (5 miles), Wrexham (10 miles), Chester (20 miles).

(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed
- Well Appointed
- Driveway and Garage/Workshop
- Gardens ext. to approx 0.23ac
- Intimate Development of just 3 Homes
- Secluded yet Convenient Village Location

DESCRIPTION
Halls are delighted with instructions to offer Tyn Y Coed in Penley for sale by private treaty.

Tyn Y Coed is a recently constructed and architecturally striking three-bedroom detached bungalow which provides around 1,100 sq ft of thoughtfully designed and well appointed living accommodation all arranged across a single storey, with the flexible living space able to accommodate both families and mature buyers alike.

The property is complemented by generous gardens which extend, in all, around 0.23ac and, at present, offer views towards open countryside, whilst being predominately laid to lawn with an attractive paved patio area. The property is further complemented, to the fore, by ample driveway parking which leads on to a detached Garage/Workshop.

MAELOR VIEW DEVELOPMENT
Maelor View is an intimate development of just three bespoke properties which, with striking modernist-inspired architecture, sit in elegant juxtaposition to the lush and undulating scenery of the surrounding Welsh countryside. The development occupies a particularly private and secluded position against a backdrop of open farmland within the popular village of Penley, offering peace and convenience in equal measure. Each of the homes within this premium development enjoy a unique design with a range of high-end touches and generous gardens.

SITUATION
Tyn Y Coed forms part of a select development of just three premium homes situated in secluded position within the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

SCHOOLING
The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

THE PROPERTY
The property is principally accessed from the north into an Entrance Hall with a number of recessed storage cupboards, and from where double-doors lead through to an impressively proportioned and delightfully open-plan Living/Dining/Kitchen area which, at over 12m, spans the entire width of the home and provides a superbly sociable space ideal for entertaining or family moments alike, whilst comprising a modern selection of fitted units at one end and a planned seating/dining area at the other, the latter arranged around a multi-fuel burner positioned before double-opening patio doors directly on to the gardens.

The southern aspect of the property is given over to three comfortably sized Bedrooms, these served by a separate Bathroom and Shower each featuring modern white suites set against partially tiled walls.

OUTSIDE
The property is situated within particularly notable gardens which extend, in all, to around 0.23ac and provide a wonderful accompaniment to the home, with, to the north, a large expanse of lawn ideal for families and offering scope for further landscaping, with, to the rear, an attractive paved patio area which represents an ideal spot for outdoor dining and entertaining, which leads on to further lawns.

To the front of the property is ample, gravel covered, driveway parking for a number of vehicles, this leading on to a detached Garage with adjoining Workshop (approx. 240 sq ft), with metal front access door, pedestrian door to the side, and with power and light laid on.

THE ACCOMMODATION COMPRISES
Entrance Hall:
Kitchen/Living/Dining Room: 12.03m x 3.98m
Bedroom One: 4.33m x 3.46m
Bedroom Two: 3.12m x 2.85m
Shower Room:
Bedroom Three: 2.87m x 2.35m
Bathroom:

W3W
///impulsive.tile.shoebbox

DIRECTIONS
Leave Ellesmere via Grange Road in the direction of Overton-On-Dee where, after around 1 mile, a right hand turn leads onto Ellesmere Lane (signposted Penley); continue on this road until, when reaching at a T junction in the centre of Penley, turn left. At the mini-roundabout, take the first left onto Lane End where the lane culminates at The Maelor View development, with Tyn Y Coed situated centrally.

SERVICES
The property is understood to benefit from mains water, electrics and drainage. Heating is provided by an oil-fired boiler with secondary water heating via a wood-fired stove with back boiler and additional solar water heating.

TENURE
The property is said to be of freehold tenure.

POSSESSION
The property will be offered with the benefit of vacant possession

LOCAL AUTHORITY
Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX
The property is shown as being within council tax band E on the local authority register.

AML (ANTI-MONEY LAUNDERING)
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.