

Casada Nr Trefonen Treflach SY10 9HF



4 Bedroom Bungalow - Detached
Asking Price £460,000

The features

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- GROUND FLOOR BEDROOM AND EN SUITE SHOWER ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- INTERNAL INSPECTION ESSENTIAL
- VERSATILE LIVING PERFECT FOR A GROWING FAMILY OR WORK FROM HOME
- UTILITY AND CLOAKROOM
- 3 FURTHER BEDROOMS, HOME OFFICE/NURSERY AND FAMILY BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND WELL STOCKED GARDENS



***** SPACIOUS, VERSATILE LIVING IN ENVIABLE VILLAGE LOCATION *****

This attractively presented, double fronted detached home offers spacious and versatile living over two floors, perfect for today's modern lifestyle.

Occupying an enviable position in this popular village a short drive from the busy market Town of Oswestry, ideal for commuters with ease of access to the A5/M54 motorway network and having lovely rural walks on the door step.

The accommodation briefly comprises Reception Hall, lovely open plan through Lounge/Dining Room opening through to the attractively fitted Kitchen - a great space for those who love to entertain, Utility/Boot Room, Cloakroom and Principal Bedroom with en suite on the Ground Floor. The First Floor has 3 further double Bedrooms, Home Office/Nursery and family Bathroom.

The property has the benefit of central heating, underfloor throughout the Ground Floor, double glazing, driveway with ample parking and neatly maintained gardens.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular location and enjoys lovely rural views over the Village and open countryside beyond and benefits from a great public house a short stroll away. There are good local facilities in the nearby Village of Trefonen including general store, primary school, church and restaurant/public house and the busy market Town of Oswestry is just over a 3 mile drive away which boasts an array of shops, banks, supermarkets and schools. For commuters there is ease of access to the A5/M54 motorway network and railway station at Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Sealed unit double glazed door to Entrance Porch with further door opening to the Reception Hall. Useful under stairs storage cupboard and off which lead

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A fabulous open plan space, perfect for those who love to entertain, being L-shaped and naturally well lit.

THROUGH LOUNGE/DINING ROOM AREA

A good sized through area with bow window to the front and sliding patio doors to the garden, media point, coved ceiling, radiators. Opening to

KITCHEN

which is comprehensively fitted with range of white fronted high gloss units incorporating single drainer sink with mixer taps set into base cupboard with work surface extending to the side with space beneath for appliances. Further range of matching base units comprising cupboards and drawers and having inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, built in high level double oven and grill with cupboards above and below and tall shelved larder units to the side. Tiled surround and eye level wall units, recessed ceiling lights, two windows to the rear, tiled floor and door to

UTILITY ROOM

with door leading to garden, space for appliances and door to

CLOAKROOM

with wash basin and WC set into concealed vanity with storage. Tiled flooring and window to the rear and door to Boiler Room with solar heating system.

PRINCIPAL BEDROOM

From the Reception Hall door leads to the Ground Floor Bedroom with window to the front. Excellent

range of fitted wardrobes with floor to ceiling sliding doors, door to

EN SUITE SHOWER ROOM

With suite comprising large walk in shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC set into vanity with storage, heated towel rail/radiator, complementary tiled surrounds.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing which has an excellent range of fitted storage wardrobes which run the length of the Landing. 2 velux roof lights.

BEDROOM 2

with window to the front, media point, radiator.

BEDROOM 3

with window to the rear, media point, radiator.

BEDROOM 4

with windows to the front and side, media point, radiator.

HOME OFFICE

A great multi purpose room with velux roof light, radiator.

AIRING/STORAGE ROOM

with radiator and slatted shelving.

FAMILY BATHROOM

with suite comprising panelled bath, shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is approached through double opening wooden gates onto the driveway which provides ample parking. The front is screened by brick walling with inset fencing panels to provide a good level of privacy. The Gardens lie to the front, side and rear and are laid mainly to lawn with well stocked flower, shrub and herbaceous beds. Large paved sun terrace which is perfect for those who love to dine alfresco, two garden storage sheds.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

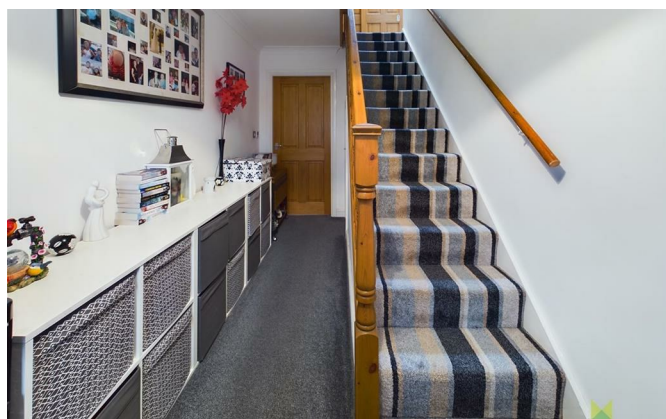
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



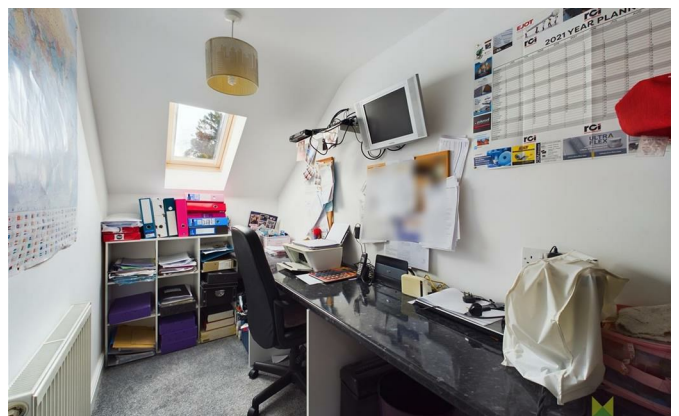


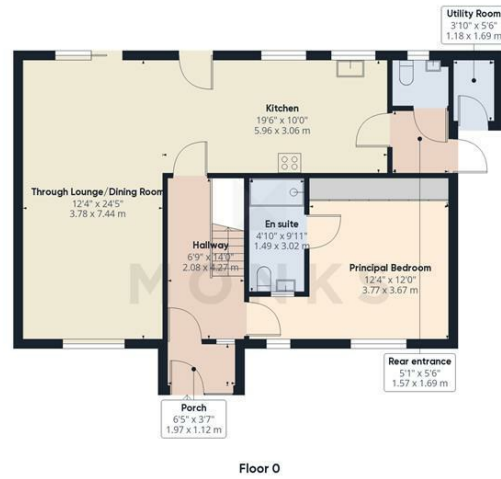
MONKS



Casada , Nr Trefonen, Treflach, SY10 9HF.

4 Bedroom Bungalow - Detached
Asking Price £460,000





Floor 0



Floor 1

Approximate total area[®]
1598.12 ft²
148.47 m²

Reduced headroom
34.07 ft²
3.17 m²

(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.