

Town & Country

Estate & Letting Agents



4 Cae Hengoed, Hengoed, SY10 7EU

£549,995

LAST PLOT REMAINING!! Town and Country Oswestry are proud to offer the last remaining plot to the market of an exciting new prestigious development of four executive detached homes perfect for professionals and families. The developers, Jones Brothers are renowned for building quality homes that offer exceptional accommodation, so naturally you can expect spacious, well thought out interiors to accommodate family life along with large enclosed rear gardens, parking and garaging. Located in the sought after hamlet of Hengoed the countryside is on the doorstep.

Directions

From our Oswestry office proceed up Willow Street and bear right onto Oakhurst Road. Proceed out of town on this road and after approximately one mile turn right signposted Hengoed and Weston Rhyn. Proceed along this road for approximately 1.5 miles until reaching the hamlet of Hengoed. Turn left just after The Last Inn where the site will be seen on the left hand side after approximately 200 metres..

Front Elevation

This is a photograph of plot one that is nearing completion. Plots 1 and 4 are the same design. The main photo is a side elevation of plot one nearing completion.

Artists Impression

Overview

There are many benefits to choosing a new build property, for a start, moving into a newly completed home eliminates part of the home buying chain, leading to much less hassle and stress in one of the most important decisions you will have to make in your life. New build homes today are built to ever-rising standards of construction. Energy efficiency, green technology and exceptional insulation lead to a significant saving in running costs. Established in 1946, Jones Brothers are a local family owned firm of builders based in Weston Rhyn. Expert local knowledge allied with high standards ensure their properties are built to a high specification and provide comfortable living accommodation. The development will consist of four properties each sitting on exceptional plots offering spacious well laid out accommodation, extensive off road parking and generous gardens.

Specification

External;

Electric charging point

Walls: Facing brickwork or render with composite maintenance free wall cladding, contrasting feature cast stone cills and insulated cavities

Roof: Tiles with contrasting ridge

Windows: High efficiency coloured UPVC with contrasting lockable handles

Doors: Composite feature doors Coloured bi fold doors all with multi point locking

Parking area: Permeable driveways

Garage: Timber framed and boarded double garage

Gardens: Natural stone paving to paths and patios, gardens laid to turf with privacy fencing.

Internal;

Floors: Screed with a choice of ceramic floor tiling or vinyl to kitchen, utility, and cloakrooms

Wall Tiling: Choice of porcelain Half height tiling to walls with sanitaryware in bathroom, ensuite and WC, full height tiling to shower areas, tile trims in polished chrome finish.

Sanitary ware: Vitra quality ware with a choice of chrome fittings, vanity units to wash hand basins in ensuites, low profile shower trays, thermostatically controlled showers, quality shower enclosures.

Central Heating: Air source heat pump serving ground floor underfloor heating with wall mounted radiators to first floor, towel rails to bathrooms and ensuites all thermostatically controlled.

Electrics: Low energy lighting throughout LED downlights to kitchen, dining, family room, bathroom and ensuite

Security alarm system with PIR's

Kitchens: Choice of quality kitchen fronts with contrasting work surfaces and upstands, built in stainless steel electric double oven with glass induction hob and stainless-steel chimney extractor hood. Upgrades available at an additional cost.

Doors: Oak veneered doors, contemporary ironmongery with white painted joinery

Staircase: Feature staircase with oak handrail

Wardrobes: Walk in wardrobe to master bedroom

Decoration: Emulsion to walls and ceilings, painted woodwork.

Warranty: LABC or NHBC 10-year Insurance backed warranty

Floor Plans

Elevations

Street Scene

Site Plan

Aerial View

Porch

Each property will have an Oak framed porch leading to the front of the property.

Entrance Hall

The spacious hallway has a door to front with glazed side panels, doors leading to the home office, dining room and living room. Stairs lead off to the first floor with under stair cupboard and radiator.

Living Room 17'4" x 11'1" (5.290 x 3.375)

The living room has a window to the front, inglenook style fireplace with cast iron stove inset, radiator and television point.

Home Office 12'6" x 10'2" (3.815 x 3.096)

With a window to the front and radiator. Ideal for anyone looking to work from home. it could also be used for a ground floor bedroom or playroom.

Dining Area 16'9" x 12'4" (5.096 x 3.770)

The doors from the hallway leads into the open plan dining/ kitchen family room. This room is the real heart of the home and offers a spacious, light area ideal with large Bifold doors opening on to the garden. The dining area flows through to the kitchen

and family room, ideal for family weekends and entertaining.

Kitchen/ Family Room 23'5" x 13'8" (7.145 x 4.175)

The open plan kitchen/ family room is fitted with an extensive range of base and wall units with contrasting work surfaces (choice of kitchen dependant on build stage). There will be a central island unit with fitted high quality integrated appliances. The kitchen has a window to the side and door through to the utility and cloakroom. Purchasers will also have the choice of tiling and finished (dependant on build stage).

Family Area

The family area links the house and the garden with lovely bifold doors and window overlooking the garden. i

Cloakroom

The cloakroom is fitted with a wash hand basin with mixer tap over, low level W/C, part tiled walls and a radiator.

Utility Room

Fitted with base and wall units to match the kitchen with work surfaces over, space for appliances, plumbing for washing machine and window and door to the side.

Landing

The large gallery style landing has an airing cupboard off and doors to all bedrooms and family bathroom.

Master Bedroom 13'8" x 13'1" (4.175 x 4.000)

The master bedroom is located at the rear of the property having French doors and Juliette balcony to take advantage of the views of the garden and countryside beyond. There are also two Velux windows letting in lots of natural light. The master bedroom is accessed from the dressing area.

Dressing Room 16'4" x 9'1" (4.975 x 2.770)

The large dressing area is fitted with an extensive range of built in wardrobes with shelving and rails. A door leads through to the en- suite.

Ensuite 10'0" x 7'7" (3.038 x 2.300)

Fitted with a shower cubicle, twin wash hand basins and low level W/C on vanity units, heated towel rail and part tiled walls.

Bedroom Two 14'5" x 9'1" (4.396 x 2.77)

The second bedroom has a window to the rear overlooking the garden. There is a built in wardrobe, radiator and door leading to the second en- suite.

Ensuite 8'10" x 4'7" (2.695 x 1.400)

Fitted with a shower cubicle, wash hand basin and low level W/C on a vanity unit, heated towel rail and part tiled walls.

Bedroom Three 12'9" x 9'8" (3.895 x 2.938)

Having a window to the front, built in wardrobe and a radiator.

Family Bathroom 10'8" x 6'6" (3.259 x 1.975)

The family bathroom has a shower cubicle, panelled bath, wash hand basin with mixer tap over and low level W/C on a vanity unit, window to the front, heated towel rail and part tiled walls.

Bedroom Four 13'2" x 10'0" (4.009 x 3.041)

Bedroom four has a window to the front and a radiator.

Garage & Store

Each property has a detached garage with hinged door and adjoining store having power and lighting.

To the Outside

Front Gardens

Each property is accessed from the lane and leads to the its own private driveway at the side of the property providing parking for several vehicles. The front gardens will be lawned with a pathway leading to the front door.

Rear Gardens

The garden is South facing. Each property will have a superb sized rear garden being mainly laid to lawn with patio areas off the rooms at the rear of the property. All gardens will be fully enclosed by fencing and hedging making them very secure for children and pets.

Additional Photo

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and

Country also advise it is best practice to view a property in person before making an offer.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

Services

The agents have not tested the appliances listed in the particulars.

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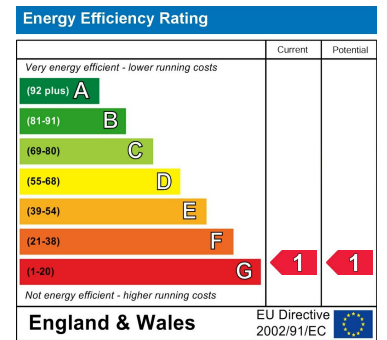
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Floor Plan

Area Map



Energy Efficiency Graph



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