

# Town & Country

Estate & Letting Agents



**Eastcroft Chapel Lane, Trefonen, SY10 9DX**

**Offers Around £299,500**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious detached bungalow set in a private position in the much sought after village of Trefonen. The property benefits from off road parking for several vehicles and a detached garage. The accommodation offers hallway, good sized lounge/ dining room, kitchen, three bedrooms and a bathroom. Trefonen has a village shop and public house and is just a short drive from Oswestry offering all amenities.

### Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around to the T Junction. Turn right and follow the road out of the town heading towards Trefonen. On entering the village just after the 30mph sign turn right onto Chapel Lane. Bear around to the left where the property will be found in the corner.

### Accommodation Comprises

#### Sun Porch

The sun porch runs along the front of the property and has a quarry tiled floor, windows and patio doors opening out to the front garden. A door leads through to the hall.

#### Hallway

The hallway has a window to the front and a door leading into the lounge.

#### Lounge/ Dining Room 16'7" x 14'9" (5.07m x 4.50m)



The good sized lounge/ dining room has a window to the front and side, two radiators, coved ceiling, wall lighting and a stone fireplace with an open fire and quarry tiled hearth.

#### Additional Photo



#### Dining Area 10'3" x 7'8" (3.13m x 2.36m)



The dining area off the lounge has a window to the side and doors leading to the kitchen and the inner hallway.

#### Kitchen 11'6" x 9'6" (3.51m x 2.92m)



The kitchen is fitted with a range of base and wall units with work surfaces over, space for a fridge, plumbing for a washing machine, stainless steel double drainer sink unit, eye level Indesit double oven, vinyl flooring, ceramic Indesit hob, part tiled walls, extractor fan and a part glazed door to the side.

#### Inner Hallway

The inner hallway has a coved ceiling, airing cupboard with a Mistral oil fired boiler, tank and shelving, built in cloaks cupboard, loft hatch and doors leading to the bedrooms and the bathroom.

#### Bathroom 7'11" x 6'7" (2.42m x 2.01m)

The bathroom is fitted with a three piece suite comprising a panelled bath, low level w.c., wash hand basin, separate shower cubicle with a mains fitted shower, radiator, part tiled walls, and a window to the side.

#### Bedroom One 11'11" x 9'2" (3.65m x 2.80m)

A good sized double bedroom having a window to the rear, coved ceiling, radiator and a built in double wardrobe.

### **Bedroom Two 11'10" x 9'2" (3.61m x 2.81m)**

The second double bedroom has a window to the rear, radiator, coved ceiling and a built in double wardrobe.

### **Bedroom Three 8'7" x 8'0" (2.63m x 2.46m)**

The third bedroom has a window to the side, coved ceiling, radiator and a built in double wardrobe.

### **To The Outside**



The property is approached over a cattle grid which leads onto the driveway. The front gardens are lawned and shrubbed with mature bushes giving a good degree of privacy. A wide pathway leads around the side of the property leading to the kitchen door and giving access to the rear gardens.

### **To The Side**



### **Driveway and Garage 17'8" x 11'8" (5.39m x 3.56m)**



The driveway runs along the side of the property providing parking for several vehicles leading to the detached garage. There are shrubbed flower beds that run along the boundary. The good sized garage has a window to the side, power and lighting and an up and over door. there is an adjoining brick built store to the side.

### **Rear Gardens**



To the rear the garden are paved and very private ideal for sitting out. there is also a greenhouse and shrubbed flower beds.

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

### **Services**

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

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

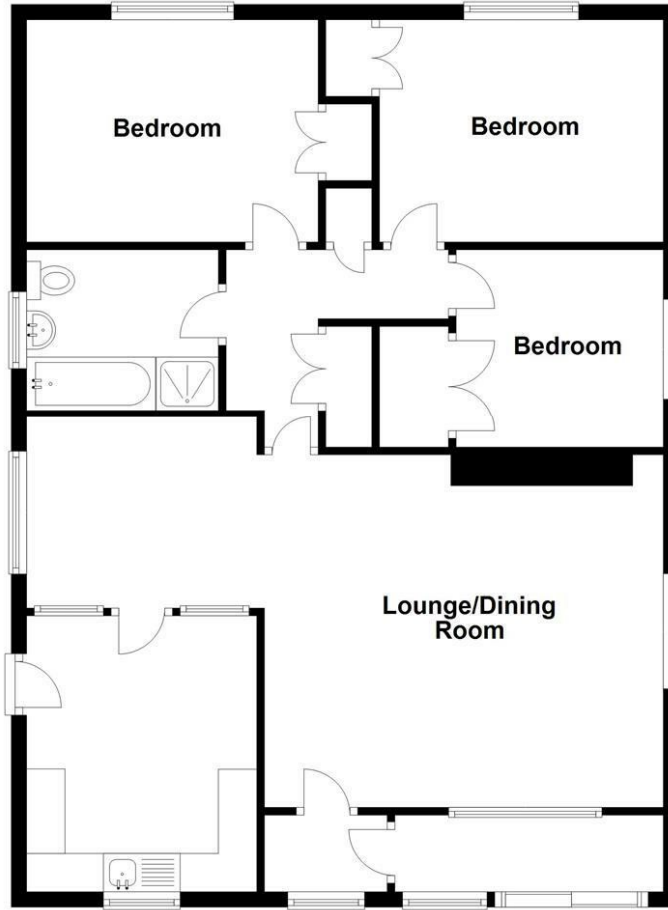
Saturday: 9.00am to 4.00pm

### **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.

## Floor Plan



### Ground Floor

Approx. 94.6 sq. metres (1018.4 sq. feet)

Total area: approx. 94.6 sq. metres (1018.4 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 must 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk