

# Town & Country

Estate & Letting Agents



Windrush , Pentre, LL14 5AW

**Offers In The Region Of £450,000**

Town and Country Oswestry offer this truly beautiful, spacious detached bungalow set in a superb position with far reaching views and extensive living accommodation. The property is well laid out and offers large reception rooms along with three good sized bedrooms, utility, en suite facilities, double garage and driveway. Sitting on a great plot, the gardens are also another feature of this immaculate bungalow. Pentre is a pretty hamlet situated a short distance between Llangollen and Chirk offering all local amenities and good road links. A rare opportunity not to be missed!



## Directions

### Hall

The bright and airy hallway has a door to the front and glazed side panel, two sets of storage cupboards providing great storage, loft hatch, radiator and coved ceiling. Doors lead to all the rooms.

### Lounge 23'11" x 13'8" (7.30m x 4.19m )



A spacious living area with a marble hearth, coved ceiling, wall lights, two radiators and doors leading through to the conservatory.

### Kitchen/Dining Room 15'8" x 27'8" (4.78m x 8.44m )



The real heart of this home having a great sized kitchen, perfect for entertaining leading onto the dining area. The quality kitchen has a range of base and wall units in solid oak with beautiful contrasting granite work surfaces over, eye level Neff double oven, combination microwave and built in coffee machine. Other appliances include an integrated AEG dishwasher, Neff induction hob and chimney extractor fan. Extra storage is provided with pull out larder units, large pan drawers and double airing cupboard and pantry off. There is tiled flooring, a coved ceiling, two radiators and spotlighting. Two windows to the side and patio doors to the rear with side windows take in the garden and the far reaching views beyond.

## Additional Photograph



### Utility 7'6" x 7'3" (2.31m x 2.23m)

Having base and wall units with work surfaces over, stainless steel one and a half bowl sink with a mixer tap over, part tiled walls and fully tiled floor, plumbing for appliances and space for an American fridge/freezer. Part glazed door to the side, coved ceiling, radiator and extractor fan. An archway leads through to the kitchen.

### Side lobby 22'0" x 3'6" (6.72m x 1.09m )

The side lobby provides another great storage area with a tiled floor and windows to the side. There are doors to the front and the rear and a door leading through to the garage.

### Conservatory 22'8" x 13'5" (6.92m x 4.10m)



A fabulous place to relax having tiled flooring and radiator. Doors and windows open out onto the garden and the fantastic views beyond making it the ideal place to entertain.



## Views from Conservatory



Look out onto impressive views over the Dee Valley, towards acres of trees and hillsides right from the comfort of your conservatory.

## Bedroom One 14'2" x 16'10" (4.32m x 5.14m )



The double bedroom to the rear of the property is fitted with an extensive range of light oak wardrobes providing lots of storage, shelving and hanging rails, matching dressing table, bedside and drawers, a window to the rear, coved ceiling, radiator and a door leading through to the en-suite.

## Ensuite



The good sized en-suite features a jacuzzi bath with central mixer tap and shower head, a double walk in shower, vanity unit with a wash hand basin with mixer tap over and W/C, fully tiled walls and flooring, heated towel rail, extractor fan and a window to the side.

## Bedroom Two 11'10" x 12'7" (3.63m x 3.86m)



A second generous double bedroom with a range of light beech fitted wardrobes, drawers and dressing table, a coved ceiling, window to the front and a radiator.

## Bedroom Three 9'11" x 7'7" (3.04m x 2.32m)



The third bedroom has a window to the front, radiator and a coved ceiling.



## Family Bathroom



The fully tiled modern family bathroom has a walk in double shower with jacuzzi style shower and jets, vanity unit with a wash hand basin and a mixer tap over, W/C, window to the front and an extractor fan.

## Double Garage 16'8" x 15'3" (5.10m x 4.65m)

The double garage has an electric up and over door, power and lighting and an window to the side.

## Front Gardens



The property is accessed from the lane through double wrought iron gates leading onto the front of the property with a block paved driveway for several cars and lawned and shrubbed gardens.

## Additional Photograph



## Rear Garden



The rear garden is another great feature of this property having a large patio running across the rear with a pathway running down through the garden. There are lawned and shrubbed gardens with fantastic views, planted well stocked flower beds and a summerhouse with power and light. The path leads down to further garden areas with a second large lawn and planted beds. There are three tap points along the garden along with a potting shed (16ft x 8ft) with storage, power and light. The garden is fully enclosed by modern fence panelling making it very secure.

## Additional Photograph



## Additional Photograph





**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



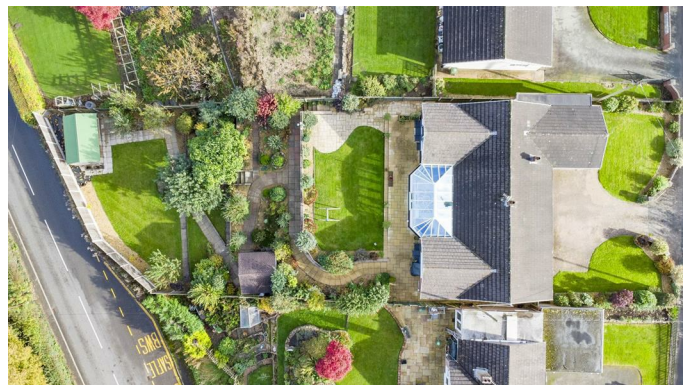
**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



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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.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### **To Book a Viewing**

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

### **To Make an Offer**

Town and Country recommend that a prospective buyer 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.

### **Tenure/Council Tax**

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

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band F.

### **Services**

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

### **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.

The property benefits from Cavity wall insulation along with Upvc fascias and soffits.



## Floor Plan

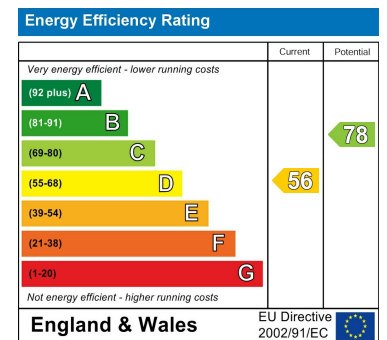


Total area: approx. 225.0 sq. metres (2421.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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