

# Town & Country

Estate & Letting Agents



**Plas Derwen Red Hall Lane, Penley, LL13 0NA**

**Offers In The Region Of £525,000**

Town and Country Oswestry offer this fantastic, spacious detached country bungalow set on a plot and gardens extending to around an acre in total. The property offers bright, superb sized rooms with a flexible layout and generous accommodation. The long driveway leads down to the property and a detached triple garage whilst the extensive grounds wrap around the home and back onto open countryside. Located on the outskirts of Penley, the property has good road links to local towns whilst enjoying a pretty rural location ideal for those wanting peace and quiet.



## Directions

From our Oswestry office, head north-west on Willow St/B4580 towards New St. Turn right onto Castle St/B5069. Continue to follow B5069. Continue straight onto Beatrice St/B5069. Continue to follow B5069. At Five Crosses, take the 1st exit onto A483/A5. At Gledrid Roundabout, take the 4th exit onto B5070. Continue onto B5069. At the roundabout, take the 2nd exit onto Ellesmere Rd/B5068. Continue to follow B5068. Turn left onto Grapes Ln. Slight left onto Eastwick Ln. Continue onto Red Hall Ln. Destination will be on the left.

## Accommodation Comprises

### Front Porch

The front porch has a quarry tiled floor, a part glazed door to the front and a glazed door with side panels leading into the hallway.

### Hallway

The bright, spacious hallway has a radiator, parquet flooring, coved ceiling, loft access and doors leading the bedrooms, bathrooms, utility and the lounge.

### Lounge 12'7" x 12'5" (3.86m x 3.80m)



The lounge has a bay window to the front overlooking the garden, coved ceiling, fitted alcove shelving, parquet flooring, a radiator, an open fireplace with a quarry tiled hearth and wood surround, wall lighting and an archway leading through to the dining room.

### Dining Room 13'5" x 12'7" (4.09m x 3.85m)



The dining room is another good sized reception room having two windows to the side, parquet flooring wall lights, a coved ceiling and a door leading through to the kitchen.

### Kitchen/ Breakfast Room 11'10" x 11'10" (3.63m x 3.61m)



The kitchen/ breakfast room is fitted with a good range of base and wall units with work surfaces over, a window to the side and rear, stainless steel double bowl sink with a mixer tap over, tiled flooring, part tiled walls, eye level Siemens double electric oven, ceramic hob, chimney style extractor fan, radiator, space for a fridge/ freezer and spotlighting. A part glazed door leads to the rear porch.

### Rear Porch

Having a tiled floor, a glazed door leading out onto the driveway and windows to all sides.

**Bedroom One 11'10" x 11'8" (3.61m x 3.57m)**



The first double bedroom has a bay window to the front, parquet flooring, two built in double wardrobes, radiator and a coved ceiling.

**Bedroom Two/ Sitting Room 12'3" x 11'5" (3.74m x 3.49m)**



The second double bedroom is currently used as a sitting room and has parquet flooring, an open fireplace with a quarry tiled hearth, patio doors leading out to the rear garden, coved ceiling and a radiator.

**Second Bathroom 9'4" x 6'7" (2.87m x 2.03m)**



The second bathroom has a window to the front, wash hand basin on a vanity unit with a mixer tap

over, double shower cubicle with a mains powered shower and aqua panelling, fitted wall cupboard, heated towel rail, vinyl flooring, bidet, low level w.c and spotlighting.

**Bedroom Three 14'4" x 11'8" (4.38m x 3.57m)**



The third double bedroom has windows to the front and side overlooking the gardens, laminate flooring, wall lighting, coved ceiling and a range of fitted wardrobes.

**Bedroom Four 13'0" x 11'8" (3.98m x 3.57m)**



The fourth double bedroom has laminate flooring, window to the side and the rear overlooking the gardens, radiator, coved ceiling and fitted wardrobes.



### Family Bathroom 11'5" x 6'0" (3.48m x 1.85m)



The family bathroom is fitted with a panelled bath with a mixer tap and shower head over, a window to the rear, part tiled walls, wash hand basin on a vanity unit with a mixer tap over, low level w.c., radiator, part panelled walls, shaver point, built in vanity cupboards and a coved ceiling.

### Utility Room 9'8" x 5'3" (2.96m x 1.61m)

The utility is fitted with base units with work surfaces over, plumbing for a washing machine, stainless steel sink with a mixer tap over, part tiled walls, quarry tiled flooring, a glazed door to the rear garden and fully fitted floor to ceiling storage cupboards with sliding doors.

### To The Outside

The property is accessed from the lane through a five bar farm gate that leads onto the long driveway.

### Front Gardens



The property sits in a plot extending to around an acre in total. The front gardens are laid to lawn with various planted flower beds and shrubs with hedging to the boundaries. The gardens sweep around to the side of the property and back onto open fields.

### Additional Photo



### Driveway and Garaging 34'9" x 18'7" (10.60m x 5.67m)



The long tarmac driveway leads down to the house and the triple garage. There is gravelled parking and turning area for several vehicles in front of the garage. A gate gives access to the rear gardens. The triple garage has three up and over doors to the front, useful eaves storage, a door to the side, power and lighting and a door to the workshop. The workshop measures 2.33m x 2.28m and has a window to the front, power and lighting.

### Additional Photo



### Boiler Room

The boiler room houses the recently installed Worcester oil fired boiler and tank.



## Rear Gardens



The extensive rear gardens are laid to lawn with an Indian stone patio running along the rear of the property. There are various planted areas with mature shrubs, trees, bushes and fruit trees. The gardens back onto open farmland giving a lovely rural aspect. There is a further garden area behind the garage which is lawned with vegetable plots.

## Additional Photo



## Additional Photo



## Additional Photo



## 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, 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 G.

## 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.

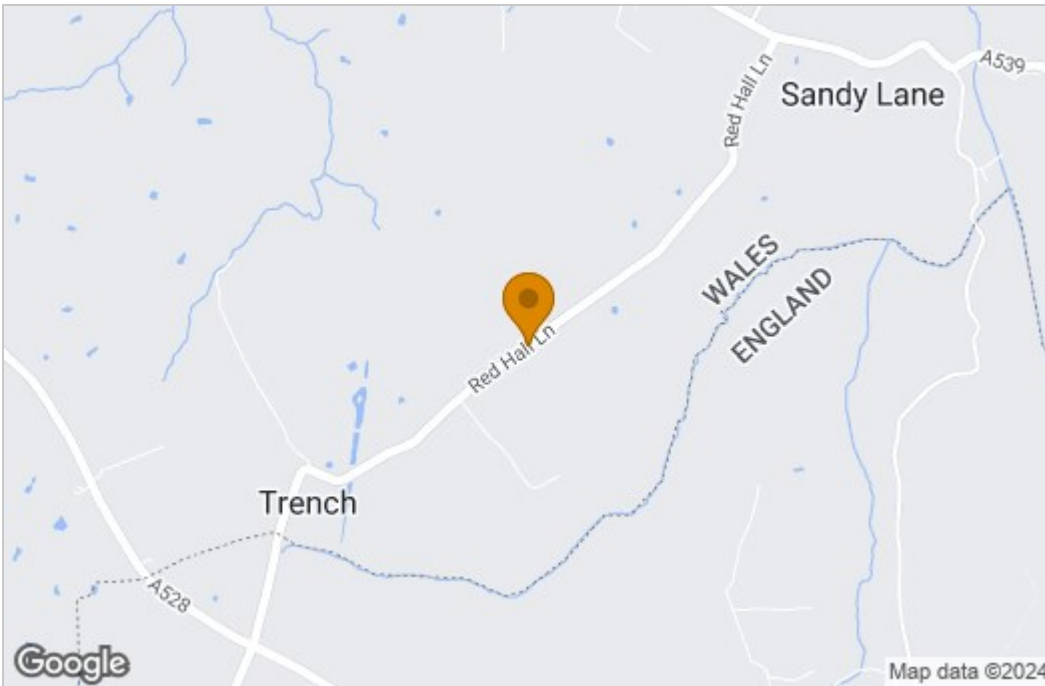
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

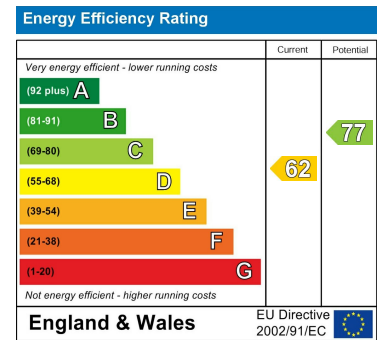


Total area: approx. 213.9 sq. metres (2302.1 sq. feet)

# Area Map



# Energy Efficiency Graph



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