

# Town & Country

Estate & Letting Agents



**Monkhams Old Post Office Lane, Trefonen, SY10 9DL**

**Asking Price £465,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to market this delightful, spacious, beautifully presented home nestled in an elevated position on the charming Old Post Office Lane of the sought after village of Trefonen. The house has been tastefully and sympathetically extended, offering ample space for comfortable living and having four bedrooms, large living areas and a good sized kitchen. The front gardens provide parking for several vehicles along with a single garage. The private rear garden is also a good size with superb views over the village and hills beyond. Trefonen village has good amenities including a village pub, shop, village hall and a primary school.

## Directions

From our office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right at the junction onto Upper Brook Street. Take this road out of town and continue for approximately 2 miles into the Village of Trefonen. At the crossroads turn right, continue past the post office/shop and take the second right into Old Post Office Lane where the property can be found on the left hand side set back from the road.

## Location

Trefonen is situated on the old Welsh border of Offa's Dyke and just three miles from the market town of Oswestry. The village fortunate to enjoy all the major amenities a community needs including a village pub with a restaurant, All Saints' Church, a Village Shop and Post Office, a Primary School, a Village Hall hosting coffee mornings and a gardening group along with a large well equipped Playing Field. As well home to Trefonen F.C. who are currently playing in the Montgomeryshire Football League Division One.

A potential buyer is able to immerse themselves fully into village life by attending coffee mornings, joining gardening group and much more!

## Overview

The property offers spacious living and has been tastefully extended in 2015 to create a wonderful family home. The property has been well cared for and the current owner is only the second owner since the property was built in 1984. The current owner has also carried out a full renovation of the whole property to include windows, doors, boiler, radiators, bathrooms, decoration and flooring throughout. Being set back from the road in a slightly raised position, the property enjoys an open aspect over the village and the countryside beyond. The property has broadband and is connected to Sky TV.

## Accommodation Comprises:

### Porch

A covered porch with quarry tiled steps lead to the front door.

## Hall



The welcoming hallway has a part glazed door to the front and side panel, cloaks cupboard off, radiator and loft hatch. Doors lead off to all the rooms.

## Dining Room 17'4" x 13'9" (5.29m x 4.21m)



A great entertaining space having wooden flooring, a window to the side, radiator, an oak staircase leading to the bedroom and an archway with oak steps leading down into the lounge.

### Additional Photograph



### Lounge 16'3" x 12'9" (4.97m x 3.91m)



The spacious, bright lounge has wooden flooring, radiator and a large window to the front overlooking the garden and views beyond.

### Additional Photograph



### Bedroom One 12'9" x 14'9" (3.91m x 4.50m)



The first floor bedroom has a window to the front with far reaching views, two TV points, Velux letting in further natural light, wooden flooring, radiator, spotlighting and a door leading to the ensuite.

### Additional Photograph



### Ensuite



The ensuite comprises a corner shower cubicle with mains powered shower and two shower heads,

wash hand basin and mixer tap, low W/C. , part tiled walls, vinyl flooring, Velux to the side, heated towel rail and spotlights.

### **Kitchen/Breakfast Room 9'11" x 13'0" (3.03m x 3.98m)**



The kitchen is fitted with a good range of base and wall units with contrasting work surfaces over, stainless steel sink and mixer tap. Appliances include integrated fridge/freezer and dishwasher, eye-level electric double oven and combination microwave, ceramic hob and chimney style extractor fan. Having part tiled walls, vinyl flooring, radiator, window to the side and a window to the rear overlooking the garden.

### **Additional Photograph**



### **Utility Room 7'4" x 8'7" (2.26m x 2.63m)**

A useful utility space having base and wall units with work surfaces over, stainless steel sink and mixer tap and plumbing and space for appliances. With vinyl flooring, Worcester oil fired boiler, part tiled walls, window to the rear and a part glazed door to the rear leading you to the garden.

### **Bedroom Two 11'8" x 11'11" (3.58m x 3.64m)**



The first double bedroom has a radiator and a window to the rear overlooking the garden.

### **Bedroom Three 11'8" x 13'10" (3.58 x 4.23m)**



A good sized double bedroom having a window to the front and a radiator.

### **Bedroom Four 10'11" x 9'3" (3.33m x 2.82m)**



Currently used as a home office having a window to the front, built in cupboard with shelving and rails and a radiator.

## Bathroom



The well appointed, modern family bathroom has a panel bath with a mixer tap over, wash hand basin with a mixer tap, low level W/C and double shower cubicle with electric Triton shower. With heated towel rail, fully tiled walls, vinyl flooring, two windows to the rear and a wall heater.

## Single Garage

The single garage has an up and over door with power and lighting.

## Front Garden

The property is accessed from the lane with a long driveway that leads you up to the property. The gardens run along the driveway and are lawned and shrubbed. There is an additional gravelled area for providing parking.

## Rear Garden



The good sized private rear garden has a patio area ideal for entertaining and al fresco dining. The gardens are lawned and shrubbed with a summerhouse and second patio area with far reaching views. A pathway leads around both sides of the property to the front.

## Additional Photograph



## Additional Photograph



## Additional Photograph



### Additional Photograph



### Additional Photograph



### Additional Photograph



### Views From The House



### Additional Photograph



### 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 Shropshire County Council and we believe the property to be in Band D.

### Services

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

### 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/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.

### 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

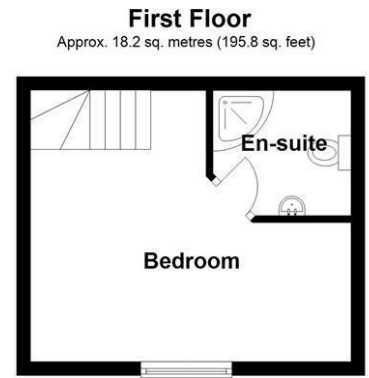
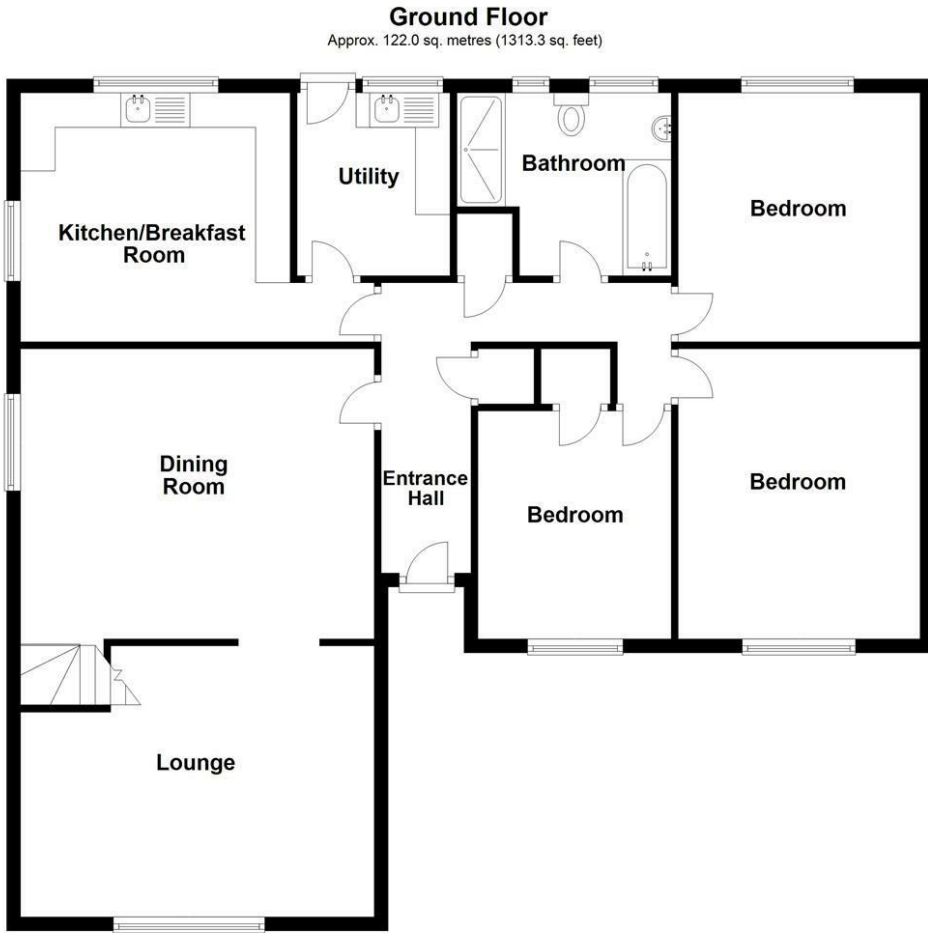
### Additional Information

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.

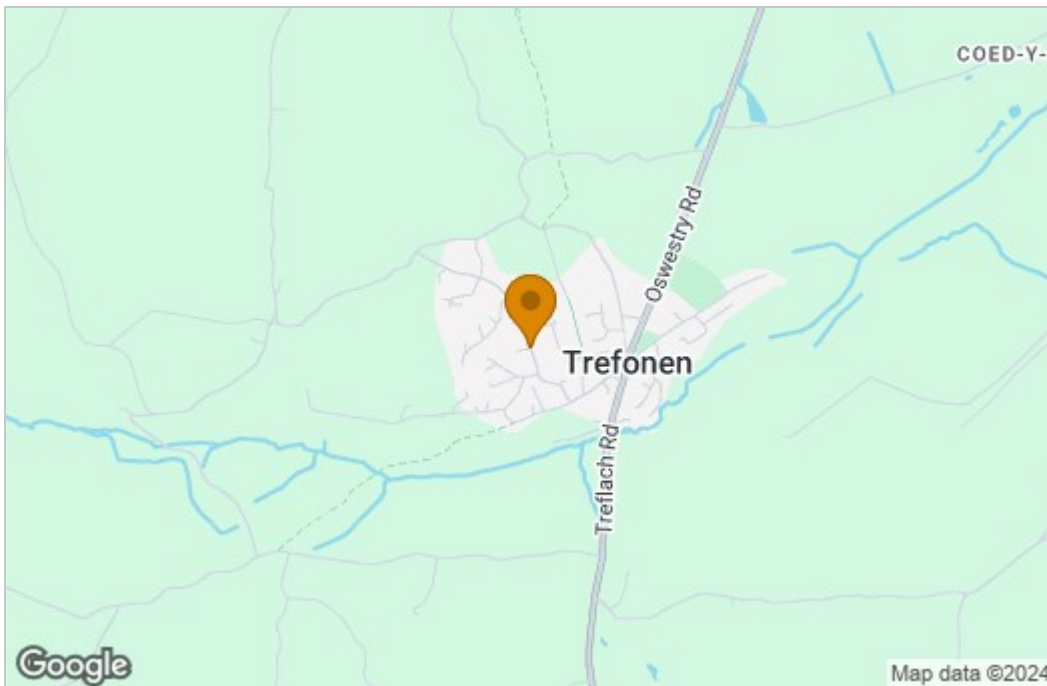
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

# Floor Plan

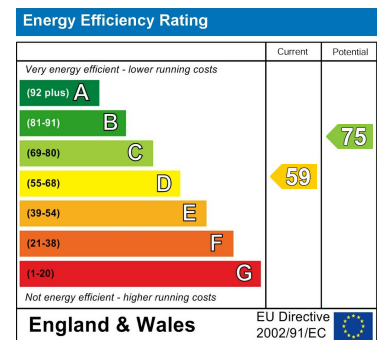


Total area: approx. 140.2 sq. metres (1509.1 sq. feet)

# Area Map



# Energy Efficiency Graph



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