



The Galtres, David Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0QB

£495,000

A substantial detached 4 Bedroom Bungalow set in a delightful position in David Avenue. This versatile property offers superb accommodation that would suit families in search for extensive living space. The bungalow sits in attractive grounds with parking and garage, 2/3 reception rooms, games room/office, master bedroom with en-suite, 3 bath/shower facilities, gas heating system, double glazing, Kitchen with range cooker, breakfast room inspection recommended



The Galtres, David Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0QB

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door.

Entrance Hall 0' 0" x 0' 0" (0.00m x 0.00m)

Quarry tile flooring, radiator, glazed wood door.

Reception Hall 10' 3" x 5' 4" (3.12m x 1.62m)

Wooden flooring, staircase leading to First Floor Landing, access to loft area, access to 4 Bedrooms and Bathroom.

Lounge 14' 10" x 12' 3" (4.52m x 3.73m)

Fireplace with surround and gas fire inset, radiator, double glazed bay window to the front.

Dining Room 10' 10" x 9' 10" (3.30m x 2.99m)

Double glazed bay window to the front.

Kitchen 11' 2" x 11' 1" (3.40m x 3.38m)

Fitted with oak fronted units with laminated work tops, inset composite 1 1/2 bowl sink unit with brass mixer tap, spot lights, ceramic tile flooring, Range Master cooker, archway to

Breakfast Room 17' 0" x 8' 2" (5.18m x 2.49m)

Ceramic tile and wood flooring, radiator, halogen spot lights, double doors to garden, double glazed door to the rear.

Inner Hall

Door to Utility, Shower Room and Bedroom/Games Room.

Utility Room

Laminated work top, gas boiler supplying central heating system.

Shower Room

Tiled shower cubicle, low flush WC, bidet, vanity unit with wash basin, medicine cabinet, double glazed window.

Bedroom/Games Room 17' 9" x 11' 1" (5.41m x 3.38m)

Laminate flooring, double wardrobes, radiator, access to storage area and doors to the front and Garage.

Master Bedroom 16' 7" x 16' 5" (5.05m x 5.00m) max

Radiator, double glazed bay windows to front and side.

Dressing Area 8' 5" x 5' 10" (2.56m x 1.78m)

Radiator, a range of free standing wardrobes.

En Suite Bathroom

Fitted with 4 piece white suite including wash basin, WC, bath, towel radiator, corner shower cubicle with electric shower unit, laminate flooring.

Bedroom 2 16' 1" x 8' 10" (4.90m x 2.69m)

Radiator, double glazed window to the rear.

En Suite Shower Room

Fitted with corner shower cubicle, wash basin, radiator, laminate flooring.

Bedroom 3

Double wardrobe, double glazed bay window to the front, radiator.

Bedroom 4 10' 10" x 7' 10" (3.30m x 2.39m)

Window to the side, radiator.

Sitting Room

Parquet flooring, sliding double glazed doors to garden.

Bathroom

Fitted with bath, wash basin, WC, radiator, double glazed window.

First Floor Attic Rooms

Divided into 2 sections providing living space with radiator, storage cupboards, skylights. Restricted headroom.

Attic Room 1 12' 6" x 16' 7" (3.81m x 5.05m)

Attic Room 2 18' 10" x 14' 6" (5.74m x 4.41m)

Outside

The property is located down a private driveway with access to parking. Gravel driveway provides ample parking and access to Garage. To the front is raised decking which continues to the rear of the property through a metal gate. Side garden is enclosed by timber fencing.

Garage 20' 8" x 11' 1" (6.30m x 3.39m)

Electric roller door.

Rear Garden

Well kept rear garden laid mainly to lawn with well stocked shrub beds. Enclosed by hedging.

Agent's Note

A very small section of the bungalow remains original and is of a timber framed construction. Further information can be obtained from the office.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
Plan produced using PlanUp.

The Galtres, David Avenue, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

15/07/2024, 12:31

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

The Galtres David Avenue Preliminary Substantive SY5 1GB	Energy rating	Valid until	29 May 2034
	C	Certificate number	0900-8485-0422-8320-3543

Property type Detached bungalow

Total floor area 230 square metres

Rules on letting this property

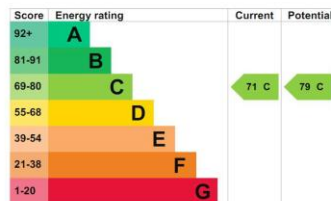
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/properties-that-are-let-property-owners-energy-efficiency-standards) (<https://www.gov.uk/guidance/properties-that-are-let-property-owners-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0900-8485-0422-8320-3543>

1/5



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage