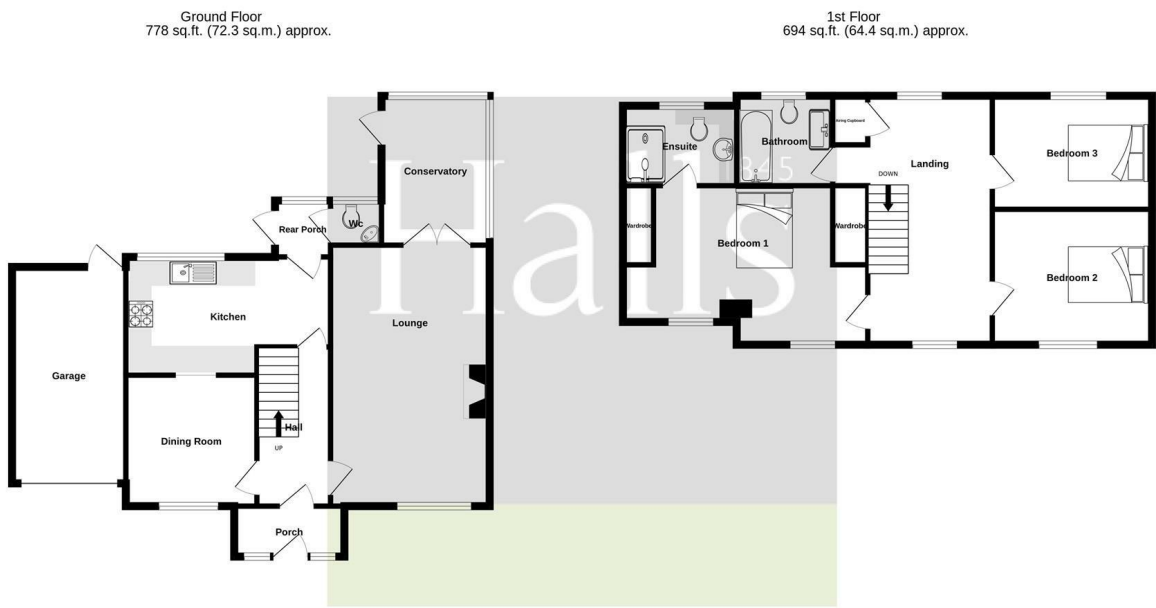


FOR SALE

Penafra School Lane, Bronington, Whitchurch, Wrexham, SY13 3HN



TOTAL FLOOR AREA: 1472 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreque 5.0203



FOR SALE

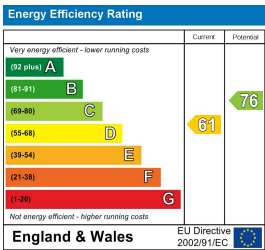
Offers in the region of £350,000

Penafra School Lane, Bronington, Whitchurch, Wrexham, SY13 3HN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Penafra is a spacious detached family home located in the village of Bronington. The property briefly comprises porch, hall, lounge, conservatory and dining room. There is a fully fitted kitchen with integrated appliances, rear porch and cloaks with W.C. To the 1st floor are 3 double bedrooms, 2 bathrooms and a large landing. It has landscaped gardens, parking for 3 cars and a garage.




01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com




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Whitchurch 3 miles, Ellesmere 10 miles, Wrexham 12 miles, Chester 23 miles, Shrewsbury 24 miles. All distances are approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Spacious Family Home
- Porch, Hall, Lounge
- Conservatory, Dining Room
- Fitted Kitchen, Cloaks
- Large Landing
- 3 Double Bedrooms
- 2 Bathrooms, Oil C.H
- D.G Windows
- Landscaped Gardens
- Drive & Garage

Location
Penafra is situated in the popular semi rural village of Bronington, which has useful local amenities, beautiful walks on the doorstep, yet is only 5 miles from the well known North Shropshire town of Whitchurch, which has an excellent range of local Shopping, Recreational and Educational facilities. Other towns and business centres including Ellesmere (7 miles), Shrewsbury (22 miles), Wrexham (13 miles) and Chester (23 miles) are easily accessible by car and all have a more comprehensive range of amenities of all kinds.

Brief Description
The property has been extended by the previous owner to provide a spacious family home in the popular village of Bronington. It is presented to a good standard by the current owners and an early viewing is highly recommended. The accommodation briefly comprises entrance porch that leads into the hall, lounge, conservatory and dining room. There is a modern kitted kitchen with integrated appliances. Off the kitchen is a rear porch and cloaks with W.C. To the 1st floor is a large landing with windows to the front with great views and a window overlooking the rear garden. It has a spacious master bedroom suite with fitted wardrobes, great views from the window and a modern en suite shower room. There are 2 further double bedrooms and a family bathroom with Spa bath.

There is parking to the front, small area of garden and access to the garage. To the rear is a wonderfully landscaped garden with paved patio areas, lawns and mature borders with trees, plants & shrubs.

The property has cavity wall insulation, oil fired central heating and double glazed windows.

Accommodation Comprises
Front entrance door opens into the porch with a tiled floor and radiator. Door from the porch into the entrance hall with its tiled floor.

Lounge
19'3 x 11'9 (5.87m x 3.58m)
Feature fireplace with lpg fire, windows to the front and double doors to the

Conservatory
11' x 8' (3.35m x 2.44m)
Double glazed windows and door to the rear garden, tiled floor and radiator.

Dining Room
9'9 x 9'9 (2.97m x 2.97m)
Wood laminate floor, window to the front and serving hatch to the kitchen.

Kitchen
16'3 x 8'9 (4.95m x 2.67m)
Attractive modern fitted kitchen with a wide variety of base and wall mounted units, composite stone effect work tops, tiled splash, 4 ring ceramic hob, 2 x Bosch ovens, integrated fridge, freezer, dishwasher, washing machine and tumble dryer. There is a door to an under-stairs store and door to the

Rear Porch
4'1 x 4'1 (1.24m x 1.24m)
Window and door to the garden, store cupboard and door to the

Cloakroom
White suite comprising low flush W.C and corner wash hand basin.

1st Floor Landing
Stairs ascend from the entrance hall to the large landing. There are windows to the front with a great view and a window to the rear overlooking the gardens. Door to airing cupboard.

Bedroom One (front)
19'7 x 12'1 (5.97m x 3.68m)
There are two double glazed windows with great outlook, 2 x fitted wardrobes and door to the

En Suite
White suite comprising large walk in double shower, W.C and wash hand basin. There is a heated towel rail, tiled floor and walls and window to the rear.

Bedroom Two (front)
11'9 x 10' (3.58m x 3.05m)
Windows to the front and a radiator.

Bedroom Three
11'9 x 9' (3.58m x 2.74m)
Windows to the rear and a radiator.

Family Bathroom
White suite comprising panelled spa bath with a shower over, large vanity unit with wash hand basin and a W.C. There is a window to the rear, tiled floor and walls, radiator and inset spot lights.

Outside
The property is accessed off School Lane to a drive suitable for 2 or 3 cars. There is a small area of lawn and flower borders and wall to the path. The drive continues to the garage.

There is access down either side of the property to the gardens which comprise large paved patio area off the back of the house, lawns with stepping stone path to a well screened garden store shed. To the bottom of the garden is a 2nd paved area and the gardens have mature flower borders with a variety of trees, plants & shrubs.

Garage
16'8 x 8'5 (5.08m x 2.57m)
Up and over door, power and lighting and floor mounted oil fired boiler. There is a door from the back of the garage to the rear garden.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1394 120623

Directions
From Whitchurch: Exit A49 at the island following the Wrexham Road A525 and turn left in approx 1 mile. Follow the Ellesmere Road for approximately 3 miles and turn right into the village of Bronington. Continue along School Lane for about 100 metres on the property is on the left hand side just before the old shop.

What 3 Words - bedspread.screening.boarded

Council Tax - Wrexham
The property is in Council Tax Band F. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or counciltax@wrexham.gov.uk

Services
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Anti-Money Laundering (AML)
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.