

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £375,000

4 Bedrooms 2 Bathrooms

Bowstone, Porth-Y-Waen, Oswestry,  
Shropshire, SY10 8LY



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## General Remarks

A spacious four bedroom detached dormer style bungalow set within extensive and well stocked gardens in this semi elevated location with views over the surrounding countryside. The living accommodation offers flexibility for use with three bedrooms on the ground floor and an additional bedroom with bathroom on the first floor. The property is warmed by oil fired central heating and includes double glazing, an attached single garage and covered car port. Internal inspection is essential in order to appreciate the generous living accommodation and views that the gardens have to offer.

**Location:** The property is situated in a quiet rural location just over 1 mile from the villages of Treflach and Llynclys. Treflach and Llynclys have public houses whilst the nearby village of Trefonen also benefits from a shop/post office, village hall, public house and an excellent primary school. The market town of Oswestry (5 miles) has a wider range of shops and amenities together with a host of excellent state and independent schools. Easy



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

access onto the A5/A483 provide direct routes to the larger towns of Shrewsbury, Wrexham and the city of Chester. The train station at Gobowen has links to Birmingham and Manchester.

### Accommodation

A part glazed uPVC door at the front of the property leads into:

**Porch:** With opening into:

**Hall:** 15' 9" x 8' 2" (4.80m x 2.48m) Built in airing cupboard with hot water cylinder/slatted shelving, stairs to first floor landing and doors off to:

**Living Room:** 15' 9" x 14' 9" (4.81m x 4.50m) Feature fireplace housing electric fire, TV point, radiator and opening into:

**Dining Room:** 16' 2" x 9' 1" (4.94m x 2.77m) Radiator and serving hatch to Kitchen.

**Kitchen:** 15' 1" x 9' 1" (4.61m x 2.78m) Range of fitted base/eye level wall units with worktops over and inset 2 bowl stainless steel sink/drainage. Integrated oven and separate hob with extractor hood over. Space for washing machine, fridge, freezer and microwave. Radiator, part tiled walls and part glazed uPVC door to gardens.

**Bedroom 1:** 13' 0" x 12' 7" (3.97m x 3.84m) Range of fitted wardrobes, drawers and dressing table. Radiator.

**Bedroom 2:** 12' 11" x 9' 3" (3.94m x 2.82m) Radiator.

**Bedroom 3/Study:** 9' 10" x 8' 6" (3.00m x 2.59m) Radiator.

**Shower/Wet Room:** 7' 11" x 6' 10" (2.41m x 2.08m) Large walk in shower area with non slip flooring, wash hand basin with vanity unit below and low level flush w.c. Tiled walls and extractor fan.

**Stairs to first floor and landing:** Velux window and doors off to:

**Bedroom 4:** 15' 8" x 11' 11" (4.78m x 3.63m) - max (limited headroom in eaves) Radiator and two skylights.

**Bathroom:** 8' 1" x 6' 9" (2.46m x 2.06m) Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Velux window, radiator and part tiled walls.

**Garage:** 15' 7" x 9' 0" (4.75m x 2.74m) Warmflow oil fired boiler, light/power facilities laid on and up/over door to the driveway.

**Outside:** The property is set within a large plot extending to just under 1/4 of an acre. This includes a driveway providing off road parking provision and gardens to both the front and rear. At the front of the property there are lawned gardens bordered by mature trees and shrubs. Also included is a paved seating area and the gardens offer views onto the adjoining countryside. To the side and rear are further lawns interspersed by wild flowers with mature trees and fenced borders.

**EPC Rating:** EPC Rating Band E (50)

**Council Tax Band:** Council Tax Band - 'D'.

**Local Authority:** Shropshire County Council.















<https://what3words.com/acoustics.stream.haggle>

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

**Directions:** From Oswestry town centre head out of town along Upper Brook street which leads onto the Trefonen Road. Continue through the village of Trefonen and on to the village of Treflach. After passing through the village of Treflach, take the left hand turning onto Blodwell Bank and follow the road ahead.

Take the left turning onto Coopers Lane and the property will then be found on the right hand side. Turn right onto the access roadway and the driveway will be found shortly after on the right.

Alternatively, from the Mile End roundabout take the A483 signposted for Welshpool. When reaching the Llynclys crossroads, turn right signed posted Llansantffraid (A495). Proceed through the village of Llynclys and onwards towards Porth Y Waen.

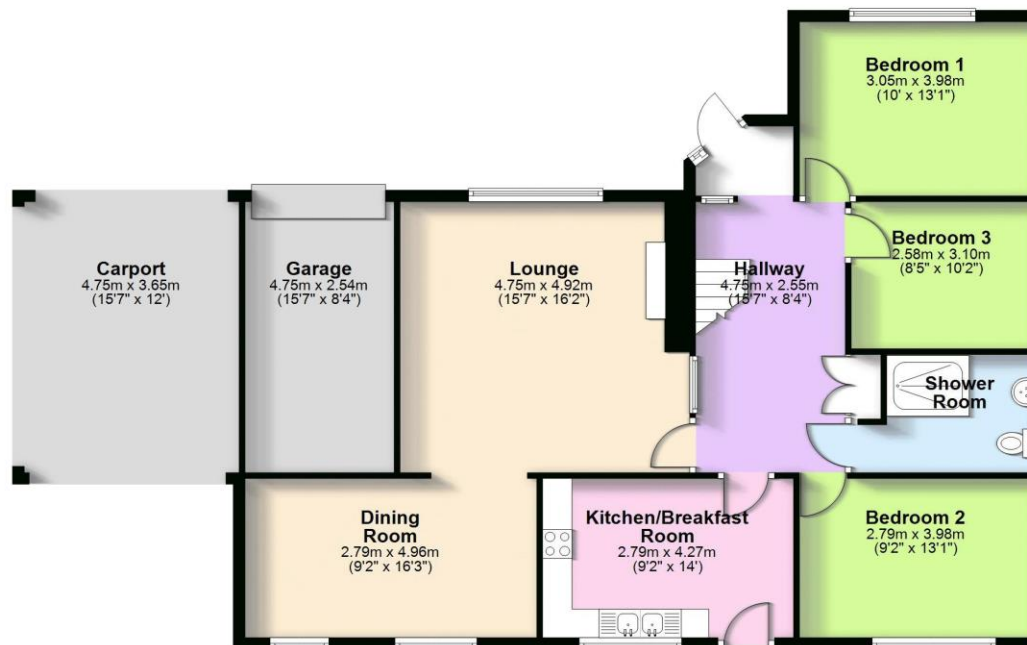
After passing the Offas Dyke public footpath signs on your right, take the right hand turn and follow the access road upwards. The property will then be seen on your left hand side.

## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

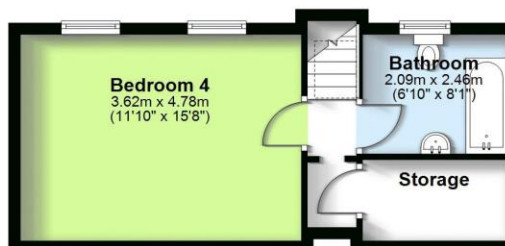
## Ground Floor

Approx. 134.7 sq. metres (1450.0 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 164.6 sq. metres (1771.6 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.  
Plan produced using PlanUp.



