

BOWEN

PROPERTY SINCE 1862



Asking Price £325,000

24 Pen Y Cae Avenue, Gobowen, Oswestry,
Shropshire, SY10 7UD

🏠 4 Bedrooms

🚿 2 Bathrooms

24, Pen Y Cae Avenue, Gobowen, Oswestry, SY10 7UD



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General Remarks

A spacious 4 bedroom detached house set in an elevated position in the popular village of Gobowen. The property includes a decent sized plot in this cul-de-sac location with views to the front over fields and the village itself. The property also includes ample off road parking and an integral garage. It is warmed by gas fired central heating and includes uPVC double glazing, soffits and rainwater goods. Early inspection is highly recommended.

Location: The property is situated centrally within the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

Accommodation

A uPVC glazed door leads into:

Entrance Porch: With tiled floor and uPVC door into:

Entrance Hall: With stairs to first floor, radiator and doors off to:

Lounge: 16' 8" x 15' 7" (5.08m x 4.74m max.) Feature gas fire set in wall, coving to ceiling and radiator.

Kitchen/Dining Room: 16' 2" x 9' 10" (4.92m x 2.99m) Fully fitted kitchen with matching base units,

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breakfast bar and eye level wall cupboards. Tiled surround, stainless steel sink and drainer. Integrated fan assisted oven, grill and four ring gas hob with extractor hood above. Space for a dishwasher. Tiled floor, radiator, uPVC doors to outside, understairs storage cupboard.

Cloakroom: Tiled floor, low level flush WC, wall mounted wash hand basin.

Utility Room: 12' 2" x 11' 3" (3.71m x 3.42m)
Fitted base units with worktop over and matching wall cupboards. Space and plumbing for a washing machine and tumble dryer. Stainless

steel sink and drainer, tiled floor, radiator, uPVC door to outside.

Cloakroom: Tiled floor, low level flush WC and corner wash hand basin.

Stairs to First Floor Landing: With access to roof space which is boarded, fitted airing cupboard with Worcester gas fired boiler.

Bedroom 1: 14' 11" x 11' 2" (4.55m x 3.40m)
Radiator.

Dressing Room: 5' 2" x 5' 1" (1.58m x 1.56m)





En Suite: 5' 8" x 5' 3" (1.73m x 1.59m) Suite comprising shower cubicle with power shower, low level flush WC, wash hand basin with vanity cupboard, heated towel rail.

Bedroom 2: 12' 1" x 11' 2" (3.69m x 3.40m) Radiator.

Bedroom 3: 11' 2" x 8' 4" (3.40m x 2.55m) Radiator.

Bedroom 4: 12' 4" x 10' 4" (3.75m x 3.16m) Radiator, fitted bed base.

Family Bathroom: 7' 4" x 5' 6" (2.24m x 1.67m) With a suite comprising of a panelled bath with electric shower above, pedestal wash hand basin and low level flush WC. Radiator, fully tiled floor.

Integral Garage: 16' 7" x 11' 5" (5.06m x 3.47m) Having an electric roller shutter door and lighting and power laid on.

Gardens: The rear garden has a patio area with steps leading up to a raised lawned garden which is afforded privacy by enclosed mature hedging. To the front is a tarmac driveway with lawned garden and raised patio with views over fields and the village.

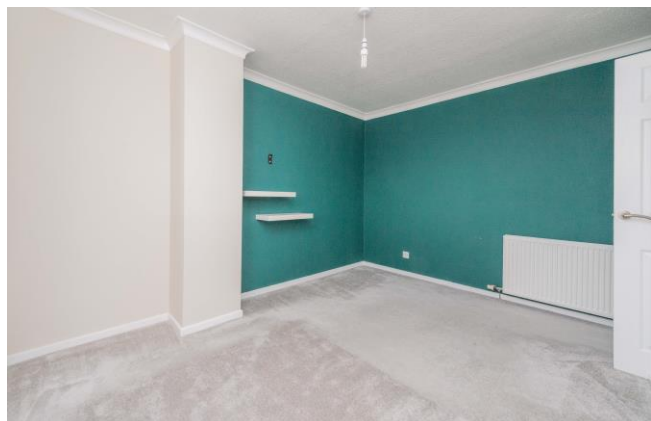
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Council Tax: Council Tax Band 'C'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

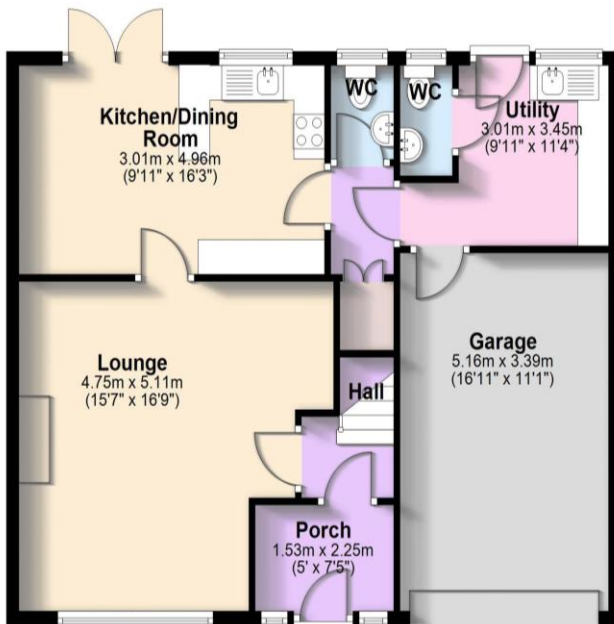
EPC Rating: EPC Rating 'C' (71)

Directions: Turn off the A5/A483 at the roundabout near the R.J.A.H. Hospital, signposted for Gobowen (B5069). Continue ahead passing straight over the new roundabout into the village of Gobowen. Continue over the level crossing and take the 2nd exit at the next roundabout signposted for St Martins. Continue along St. Martins Road passing the playing fields and follow the road up the hill before turning left onto Preeshenlle Lane, then take the immediate left onto Penycae Avenue. Follow along this road where the property will be located on the right hand side at the end of the cul-de-sac.



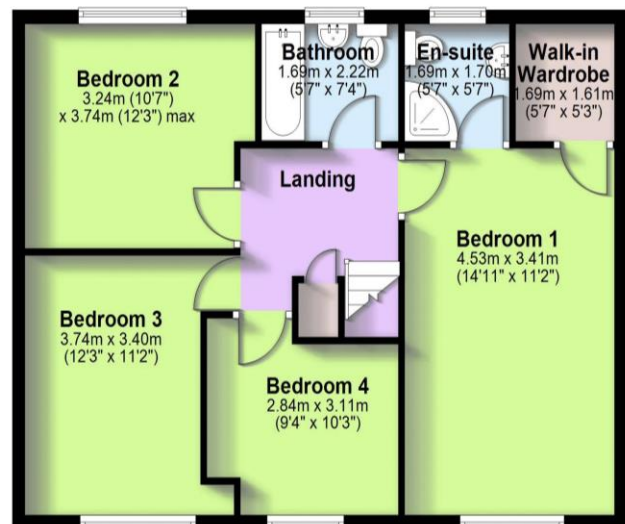
Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



First Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



Total area: approx. 144.5 sq. metres (1555.3 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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