



BOWEN

PROPERTY SINCE 1862

Asking Price £250,000

Pen Y Ffridd, Bronygarth, Oswestry,
Shropshire, SY10 7ND

🏠 3 Bedrooms

🚿 1 Bathroom

Pen Y Ffridd, Bronygarth, Oswestry, Shropshire, SY10 7ND



General Remarks

A well proportioned three bedroom detached bungalow situated in a rural location on the fringes of the sought after village of Bronygarth. The property offers potential for selective modernisation in line with a buyer's requirements and includes gardens, an attached garage and off road parking provision. The property is warmed by oil fired central heating and early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is located on the fringes of Bronygarth which enjoys a peaceful rural location adjoining the picturesque Ceiriog Valley. This area is renowned for its scenery and lovely walks, yet amenities are within easy reach with nearby Weston Rhyn offering an excellent range of amenities including primary school, shop and public house.

Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Shrewsbury, Wrexham and the City of Chester. Nearby train stations can be found at Chirk and Gobowen providing services to Birmingham and Manchester.



Accommodation

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

Porch: 5' 5" x 3' 10" (1.64m x 1.18m) With door into:

Hallway: Parquet flooring, radiator, airing cupboard and doors off to:

Looking for that perfect mortgage?

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

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.

Lounge: 25' 6" x 11' 8" (7.76m x 3.56m) Open fireplace, parquet flooring, two radiators and TV/telephone points.

Kitchen: 11' 7" x 10' 6" (3.54m x 3.20m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Oil fired central heating boiler, space for cooker, part tiled walls, vinyl flooring, radiator and door to:

Utility: 12' 6" x 5' 6" (3.80m x 1.68m) max
Pantry cupboard, fitted base unit with inset

stainless steel sink/drain, vinyl flooring and part glazed door to side entrance passageway.

Bedroom 1: 15' 10" x 10' 2" (4.82m x 3.09m)
Radiator and telephone point.

Bedroom 2: 10' 11" x 10' 2" (3.34m x 3.09m)
Radiator.

Bedroom 3: 10' 11" x 8' 3" (3.34m x 2.51m)
Radiator and telephone point.

Bathroom: 10' 11" x 6' 3" (3.34m x 1.91m) Suite comprising panel bath, separate shower cubicle,





pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls and radiator.

W.C.: Accessed from covered area at rear of property with low level flush w.c.

Garage: 21' 2" x 10' 4" (6.45m x 3.15m) Up/over door to driveway and pedestrian door to covered area at rear.

Gardens: The property includes gardens to the front and side which are laid to lawn bordered by mature hedges. A pedestrian path leads around the property to the rear providing access to the covered area which adjoins the garage. A gated entrance to the front provides access onto the roadway.

Services: We are informed that the property is connected to mains water and electricity and supplies. There is a private oil fired central heating system and septic tank.

EPC Rating: EPC Rating - Band 'D' (61).

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

Council Tax Band: Council Tax Band - 'E'.

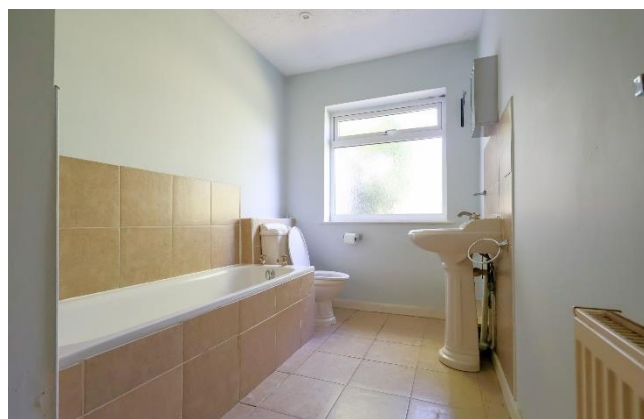
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

Directions: Please be aware that the road to Bronygarth from Weston Rhyn is currently closed. Please follow the directions from Chirk which are below.

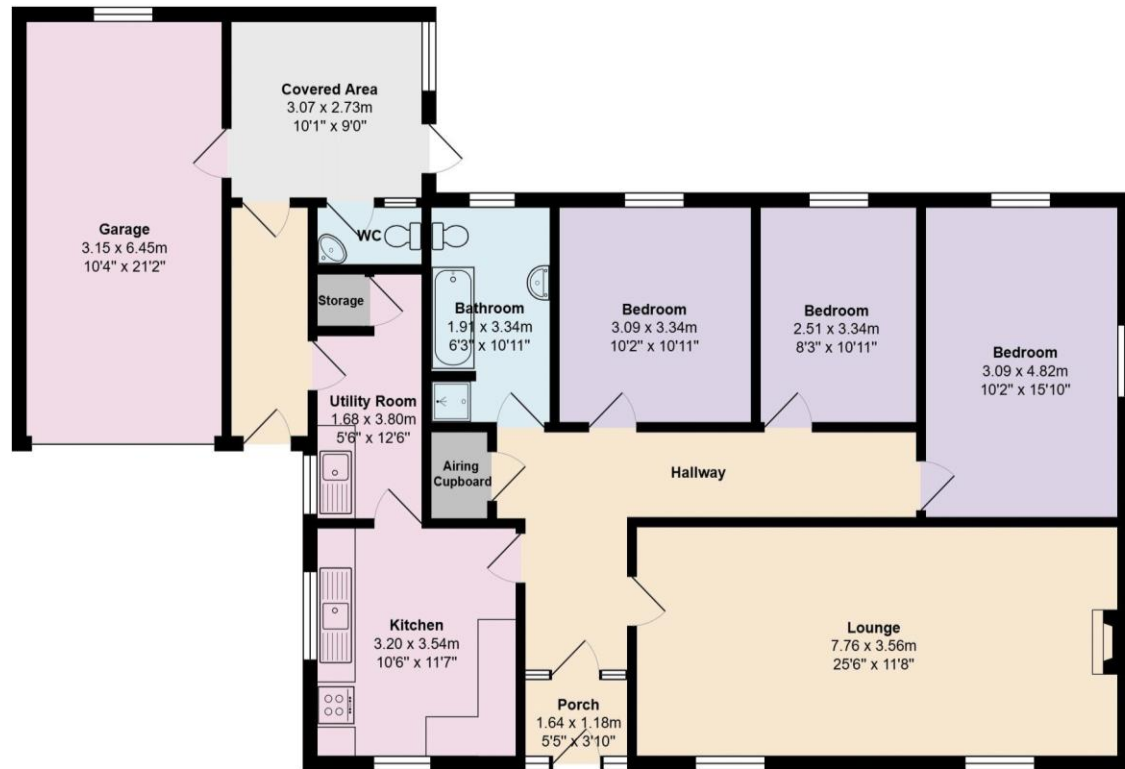
From the A5 turn off at the Gledrid roundabout signposted for the B5070 and Chirk. Follow the road ahead and into Chirk before taking the turning left at the top of the hill onto the B4500 signposted for the Ceiriog Valley.

Follow the road ahead for approximately 2.5 miles before turning left by the small white cottage, signposted for Bronygarth. Follow the road ahead and the property will be found on the left hand side after just over 0.5 miles.

<https://what3words.com/rebounded.fronted.graceful>



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Total Area: 110.3 m² ... 1187 ft² (excluding garage, covered area)

All measurements are approximate and for display purposes only

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