

BOWEN

PROPERTY SINCE 1862



Offers in the region of £375,000

🏠 3 Bedrooms 🚿 1 Bathroom

Bodawel, Old Post Office Lane, Trefonen,
Oswestry, Shropshire, SY10 9DQ

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General Remarks

A characterful and spacious three bedroom detached property situated in an elevated location within the sought after village of Trefonen. The property benefits from extensive gardens and grounds extending to just over 1/4 of an acre, while the views are also exceptional with aspects over the adjoining countryside.

Internally the property has been well maintained, yet offers potential for purchasers to update and further improve it in line with their own requirements. The property is warmed by oil fired central heating effected by the Rayburn in the Dining Room. This is supplemented by a log burner in the snug and gas fire in the Living Room. Early inspection is highly recommended.

Location: The property is situated in an elevated position within the popular village of Trefonen. The village itself has an excellent range of amenities including shop/post office, primary school, public house and church.



A wide range of shops and amenities can be found in the nearby market town of Oswestry whilst easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to the larger centres of Birmingham, Manchester and Liverpool.

Accommodation

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

Porch: Radiator and opening into:

Hall: Stairs to first floor landing and doors off to:

Living Room: 20' 6" x 12' 0" (6.26m x 3.66m) Efel oil fired stove with decorative tiled surround, two radiators, TV point and door to Dining Room.

Snug: 12' 5" x 10' 11" (3.78m x 3.34m) Log burner with decorative tiled surround, parquet flooring, radiator, telephone point, understairs storage area and sliding glazed door to gardens.

Dining Room: 12' 10" x 8' 1" (3.91m x 2.46m) max Rayburn oil fired range cooker, tiled floor, radiator, glazed door to side entrance porch and opening into:

Kitchen: 11' 2" x 9' 3" (3.41m x 2.81m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with hob and extractor hood over, space for fridge and washing machine, tiled floor, part tiled walls and views onto gardens with aspect over countryside beyond.

Side Entrance Porch: Quarry tiled flooring, glazed door to outside and separate door to:

Cloakroom: Low level flush w.c., wash hand basin and quarry tiled flooring.

Stairs to first floor landing: Radiator, access to loft space, built in storage cupboard and doors off to:

Bedroom 1: 12' 0" x 10' 0" (3.66m x 3.04m) max Fitted wardrobes, radiator and views of countryside from window.

Bedroom 2: 11' 11" x 10' 2" (3.64m x 3.11m) max Fitted wardrobe and radiator.

Bedroom 3: 12' 6" x 11' 1" (3.80m x 3.37m) Currently set up as an art studio with radiator and views of countryside from window.

Shower Room: 9' 7" x 5' 5" (2.92m x 1.66m) Suite comprising large walk in shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Vinyl flooring, tiled walls, radiator and airing cupboard housing pressurised hot water cylinder/slatted shelving.

Garage: 21' 4" x 9' 9" (6.51m x 2.98m) Light/power facilities laid on, electric roller door to front and pedestrian door to rear.

Outside: The property is set within extensive gardens and grounds to the front, sides and rear. These include a driveway providing off road parking and leading to the garage. A paved patio then runs to the rear of the property and leads to hard landscaped gardens including an ornamental pond, raised flowering beds and steps down to the lawns.









Also included are paved seating areas, a timber garden storage shed and glazed greenhouse adjoining the garage. The well stocked gardens are a most notable feature of the property and must be viewed to be fully appreciated.

EPC Rating: EPC Rating - Band 'F' (31).

Council Tax Band & Local Authority:

Council Tax Band - 'D'. Shropshire County Council.

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

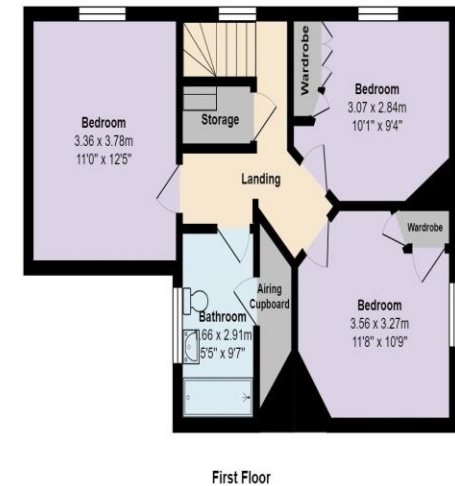
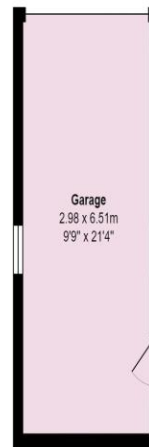
Directions: From Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road. Continue into the village of Trefonen before turning right at the crossroads.

Proceed past the village shop before taking the second turning right onto Old Post Office Lane. Continue up the hill and the property will be found on the right hand side.

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journey with us today

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Total Area: 143.0 m² ... 1539 ft²

All measurements are approximate and for display purposes only

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