



Trelanon, Pant, Oswestry SY10 9QF

Offers in the Region of **£225,000**



Bedrooms: 2

Bathrooms: 1

Receptions: 1

Woodhead Sales and Lettings are delighted to present this beautifully updated pre-war semi-detached home, featuring two bedrooms, is offered at £225,000. Located in SY10 9QF, this charming property has been thoughtfully renovated, boasting a brand new kitchen, rewired electrics, and new double-glazed windows and doors, making it a perfect blend of period charm and modern comfort.

Upon entering, you are welcomed into a bright **Reception Room** (4.97m x 3m). This inviting space features a UPVC front door with glazed panels, a front aspect window, radiator, and laminated wood flooring. A cosy log burner set in a tiled fireplace provides a focal point, and an under-stairs cupboard offers practical storage. Stairs lead to the first floor.

The heart of the home is the newly fitted **Kitchen/Diner** (4.95m x 3.57m), designed for modern living. With rear aspect windows, this space features a 1 1/2 stainless steel sink unit, a range of eye and base units, lino flooring, hob and extractor fan, radiator, an integral fridge, microwave, and oven, along with a 'Stanley' range cooker. This room is perfect for both everyday meals and entertaining.

A convenient **Rear Porch** (2.23m x 2.18m) provides access from the gravel driveway and garden, featuring charming wooden-framed glazing windows and doors.

Upstairs, **Bedroom 1** (3.03m x 4.06m) is a generously sized room with front aspect windows, a built-in wall cupboard, and a fitted carpet. It also benefits from a small dressing area with dual aspect windows, adding to its appeal. **Bedroom 2** (2.76m x 3.49m) offers comfortable accommodation with rear aspect windows, a radiator, and a fitted carpet.

The modern **Bathroom** (2.12m x 2.69m) is fitted with rear aspect obscured glass windows, a heated towel rail, hand wash basin, low-level WC, and a bath with a shower over. A practical cupboard houses the hot water tank.

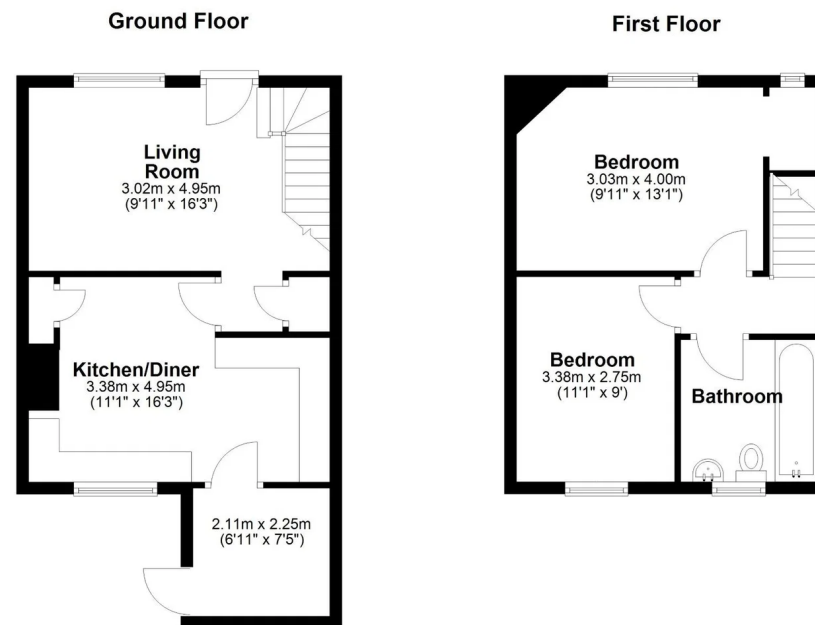
Externally, the property benefits from an impressive **Garden** area with a gravel driveway and secure gated parking for several vehicles, along with an EV charging point. The garden features a lawn, mature trees, a wooden shed, a single garage, and a large log store, providing ample outdoor space for relaxation and storage. The property is equipped with an air source heat pump for efficient heating, mains electric supply, and mains water supply.

This beautifully presented home combines period character with contemporary upgrades, offering comfortable living in a sought-after location. Viewing is highly recommended to appreciate its unique features.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 69.7 sq. metres (750.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Trelanon KAD

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