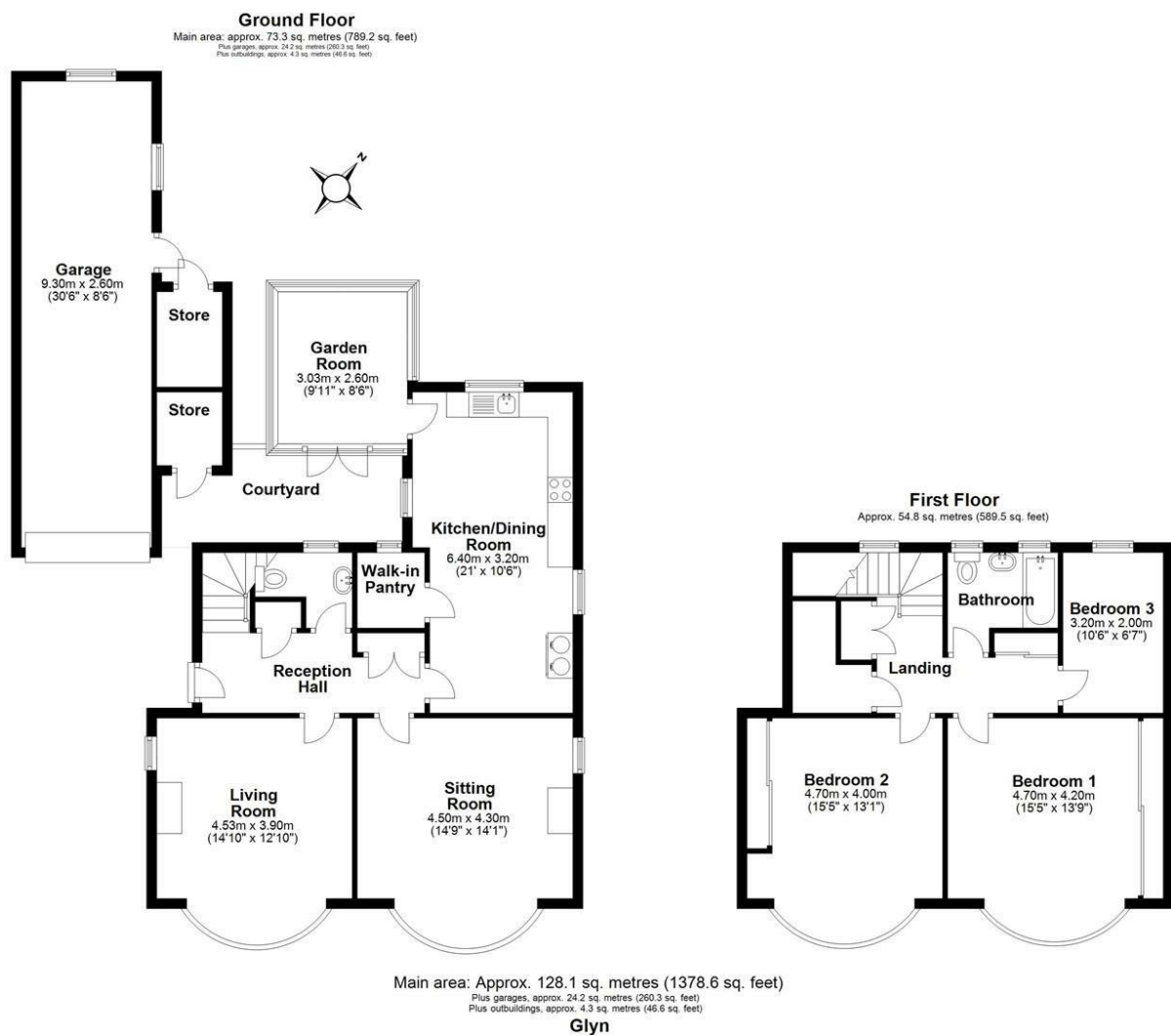


FOR SALE

Glyn, Trefonen Road, Oswestry, SY11 2TW



FOR SALE

Offers in the region of £415,000

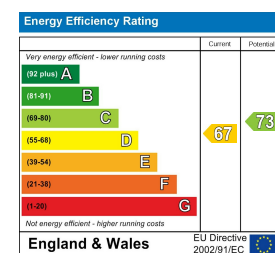
Glyn, Trefonen Road, Oswestry, SY11 2TW

A most desirable double bay fronted mature detached house with tandem double garage, stores and attractive gardens, whilst sitting in a slightly elevated position in a sought after area on the outskirts of town, with wonderful far reaching views to the front over Oswestry School playing fields - No Upward Chain.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Mature Detached House
- Sought After Edge of Town Location
- Two Reception Rooms and Conservatory
- Three Bedrooms and Bathroom
- Driveway and Tandem Double Garage
- No Chain

DIRECTIONS

Proceed along Church Street passing the Wynnstay Hotel and turn right at the traffic lights into Upper Brook Street. Continue over the mini roundabout into Trefonen Road and proceed where the property will be observed on the right hand side as identified by our For Sale board.

SITUATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

DESCRIPTION

Glyn enjoys a sought after edge of town location with delightful views over Oswestry School playing field. Occupying a slightly elevated position, to the ground floor the property enjoys two reception rooms, a kitchen/dining room and conservatory. To the first floor the property benefits from three bedrooms and a bathroom. A driveway provides generous parking with garage and gardens to front and rear.

SOLAR PV PANELS

The property benefits from roof-mounted Solar PV panels, installed in 2011. The last four quarterly payments for the solar panels feed in tariff would amount to £1,535.36 [which would incorporate the last payment in March 2026].

PORCH**RECEPTION HALL**

With attractive wood block flooring, coved ceiling, built in cloaks cupboard, built in floor to ceiling double storage cupboard, staircase to the first floor.

GUEST CLOAKS / WC

With tiled floor, wash hand basin with tiled splash, low flush WC.

KITCHEN / DINER

With tiled floor, extensive granite work surfaces with upstand and built in stainless steel sink unit, NEF GAS FOUR RING HOB unit with integrated FILTER HOOD overhead, built in ELECTRIC NEF DOUBLE OVEN. A good selection of oak faced base and eye level cupboards including drawer unit, tray store and eye level glazed display cabinet, space and plumbing for a dishwasher, tiled range recess with inset oil fired STANLEY RANGE COOKER, fitted cupboard and wine rack. Ample space for good sized dining table.

WALK-IN PANTRY

With tiled floor and fitted shelving.

Leading off the kitchen is:

GARDEN ROOM

With terracotta style tiled floor, wraparound UPVC double glazed windows, solid ceiling / roof, twin French doors leading to the outside.

SITTING ROOM

With attractive brick fireplace having oak mantle, slate hearth with woodburning stove, picture rail, wide bay window with wonderful views over the front garden and school playing fields beyond.

LIVING ROOM

With wood blocked flooring, coved ceiling and picture rail. Attractive polished marble fireplace and hearth with inset coal effect living flame gas fire.

FIRST FLOOR**LANDING**

With Velux roof light, two useful fitted storage cupboards, built in factory insulated hot water cylinder with immersion heater. Access to loft space.

BEDROOM 1 (DOUBLE)

With excellent range of wall to wall fitted wardrobes with wood effect faced sliding doors, coved ceiling and picture rail, wide bay window providing stunning elevated views over Oswestry School playing fields.

BEDROOM 2 (DOUBLE)

With fitted modern wardrobe range having wood effect sliding doors, wide bay window providing stunning views over Oswestry School playing fields.

BEDROOM 3

With coved ceiling and picture rail.

BATHROOM

With tiled floor, panelled bath, having chrome mixer tap with shower attachment, tiled walls above, including direct feed wall shower unit, fitted vanity unit with display top, half inset wash hand basin and double cupboard under, close couple WC with concealed system, further tiled walls, fitted wall mirror with lighting unit, wall electric shaver socket, ladder radiator.

OUTSIDE

Approached over a recessed tarmac entrance, which leads onto a generous sized parking and turning area, which extends up the side of the house to:

TANDEM BRICK DOUBLE GARAGE. A useful building, which could incorporate a workshop area. Adjoining is a lean to brick GARDEN STORE and COAL STORE.

THE GARDENS

The property offers a good sized plot with gardens to both the front and the rear. At the front adjacent to the parking area is a lawn with flagged pathway, particularly well stocked with a variety of spring bulbs, herbaceous plants and specimen miniature conifers. There is pedestrian access along both flanks of the house to the rear, which includes lawn divided by flagged pathway, further pathways connect and extend around, parts of one lawn with a FLAGGED TERRACE, herbaceous borders, shrubs and specimen conifers. Adjacent to the terrace is an ALUMINIUM FRAMED GREENHOUSE and a TIMBER GARDEN SHED. Oil storage tank. External cold water tap.

GENERAL REMARKS**FIXTURES AND FITTINGS**

The fitted carpets as laid, lights fittings and curtains / blinds are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas, and drainage are understood to be connected. Oil fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgb.com

AGENTS NOTES

Buyers should note that there is a Boundary Agreement in place confirming the position of one of the side boundaries, and a new boundary fence has been erected along part of the agreed boundary line in accordance with that Agreement. Further details are available from the Agents' office.