





Plas Dympling Chapel Lane, Trefonen, Oswestry, SY10 9DX
Offers In The Region Of £395,000

Plas Dympling is tucked away on the peaceful rural fringes of Trefonen and surrounded by open countryside. This three bedroom detached home offers a blend of seclusion, period character, and modern efficiency. In brief the accommodation affords Kitchen, Living room, lounge/dining room, inner hall with utility and cloakroom. To the first floor are three bedrooms and family bathroom. Externally the gardens are approximately 0.24 acres, offering a detached garage and parking area.



LOCATION

Trefonen is a popular village in Shropshire, situated near the Welsh border and just a short distance from Oswestry. Known for its strong sense of community and attractive rural surroundings, it offers a peaceful village lifestyle while remaining well connected to nearby towns. The amenities of the village include post office/general store, primary school, public house/restaurant, church and ease of access to the busy market Town of Oswestry.

ACCOMMODATION

The property has benefitted from having solar panels and air source heat pump fitted.

SUNROOM

23'11 x 7'6 (7.29m x 2.29m)

A beautiful room to sit and overlook the garden with uPVC windows and double doors opening onto the patio, slate tiled flooring, exposed stone wall and door into;

LOUNGE/DINING ROOM

24'10 x 14'2 (7.57m x 4.32m)

Boasting character features with exposed beams, inglenook fireplace with inset wood burner and beam over, Quarry tiled flooring, ceiling light, radiator and window to the rear. Opening into;

KITCHEN

9'10 x 13'2 (3.00m x 4.01m)

Providing work surfaces and storage with a mixture of free standing and fitted units. Integral oven with electric hob and extractor hood over, inset sink with mixer tap and drainer, and void for appliances. Sliding doors opening to the garden, window to the side, tiled flooring and exposed stone wall.

LIVING ROOM

14'2 x 15'5 (4.32m x 4.70m)

A beautiful room with wood burner set on stone hearth with beam over, beam to ceiling, wood flooring, double doors opening onto the rear patio, radiator and wall lights. This room is currently being used as a bedroom, there is a doorway leading to the outside terrace which was going to be converted into an additional room, but has currently been blocked off.

INNER HALL

9'8 x 15'3 (2.95m x 4.65m)

With wood flooring, window to the rear, ceiling light, stairs to first floor and door into;

UTILITY

10'6 x 6'11 (3.20m x 2.11m)

Fitted with base unit base unit with sink and drainer over, fitted storage cupboards, low level WC and space for washing machine and tumble dryer. Door and window to the front, ceiling light and radiator.

FIRST FLOOR

Spacious landing ideal for a home office, with window to the front and rear elevations, ceiling light , radiator and access to accommodation.

BEDROOM ONE

13'11 x 15'9 (4.24m x 4.80m)

Double room with windows to the rear and side elevations, ceiling light and radiator.

BEDROOM TWO

11'2 x 11'2 (3.40m x 3.40m)

Double room with window to the front overlooking the garden, exposed beams to one wall, original floorboards, ceiling light and radiator.

BEDROOM THREE

11'10 x 8'8 (3.61m x 2.64m)

Double room with window to the rear, built in storage cupboard, ceiling light and radiator.

BATHROOM

13'6 x 5'10 (4.11m x 1.78m)

Modern suite with walk in shower cubicle with tiled surround, panelled bath, wash hand basin and WC. Part tiled walls, heated towel rail, and window to the front.

EXTERNAL**GARDENS**

A real feature to the property with patio entertainment area, lawn garden with pond, variety of plants and shrubs and vegetable garden.

GARAGE & PARKING

22'3 x 10'10 (6.78m x 3.30m)

Detached garage with wooden double doors, power and lighting. Currently used for storage. There is a loft area for further storage.

Approaching the property there is an area for parking, with garden shed and double gates leading into the garden.

AGENT NOTE**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Solar panels and air source heat pump. We understand the Broadband Download Speed is: Standard 5 Mbps & Superfast 91 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E - Shropshire. We would recommend this is confirmed during pre-contact enquires.

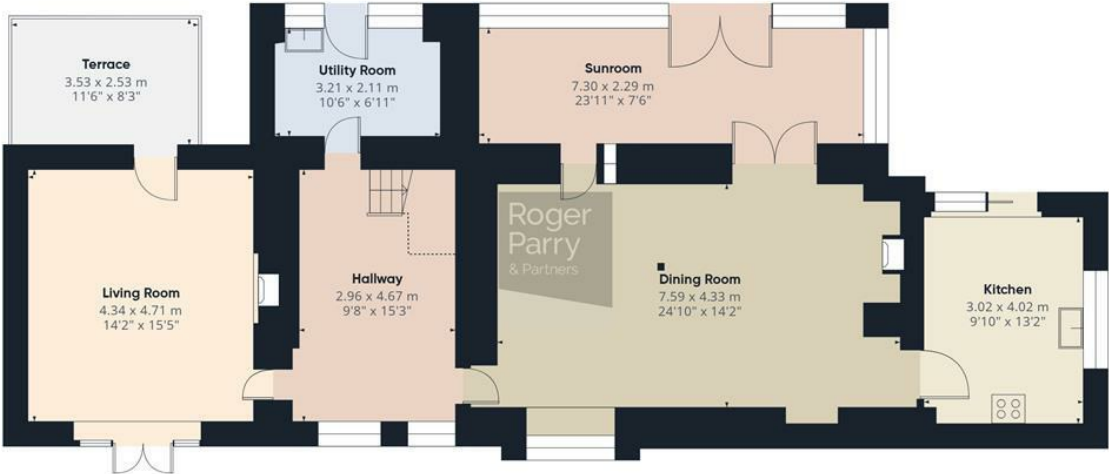
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

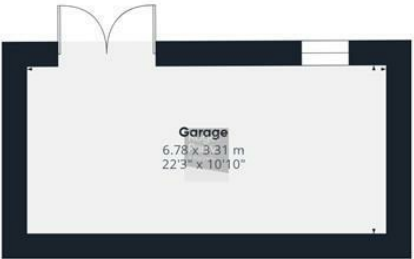
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

190.6 m²
2051 ft²

Balconies and terraces

8.8 m²
95 ft²

Reduced headroom

1.9 m²
20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the Trefonen road and on entering the village take the first right onto Chapel Lane, keep right, pass the chapel house on the left, after a short distance the property will be seen on the right hand side.

What3words: ///innocence.cheeks.solids

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.