

# BOWEN

PROPERTY SINCE 1862



Asking Price £550,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Ty Du, Oak Lane, Treflach, Oswestry,  
Shropshire, SY10 9HE

# Ty Du, Oak Lane, Treflach, Oswestry, Shropshire, SY10 9HE

## General Remarks

A high specification and energy efficient four bedroom detached new build property situated in this small development of just four properties on the fringes of Treflach near Oswestry. The property occupies a generous plot with detached garage and benefits from a number of energy saving measures including air source heating, solar panels, triple glazing and a heat recovery system.

The property will benefit from a 6 year PCC (Architects Certificate) and includes south facing gardens with views onto the nearby countryside. Early inspection is highly recommended by the sole selling agent.

**Location:** The property is situated in a quiet location tucked away in the village of Treflach. The village itself has a public house whilst the nearby village of Trefonen also benefits from a shop/post office, village hall, public house and an excellent primary school.

The market town of Oswestry (3 miles) has a wider range of shops and amenities together with a host of



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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.

excellent state and independent schools. Easy access onto the A5/A483 provide direct routes to the larger towns of Shrewsbury, Wrexham and the city of Chester. The train station at Gobowen has links to Birmingham and Manchester.

### Accommodation

A covered entrance porch at the front of the property with part glazed door leads into:

**Hall:** 14' 1" x 5' 0" (4.29m x 1.53m) Herringbone flooring, vertical radiator, built in storage cupboard and doors off to:

**Cloakroom:** Low level flush w.c., wash hand basin with vanity unit below, heated towel rail and continuation of herringbone flooring.

**Open Plan Kitchen/Diner:** 23' 8" x 14' 10" (7.21m x 4.51m) max Fitted kitchen comprising a range of base/eye level wall units with marble worktops over and inset 1.5 bowl composite sink unit. Integrated Neff slide and hide oven, microwave and dishwasher. Integrated hob set into central island with marble worktop. Integrated CDA fridge freezer, continuation of Herringbone flooring, two vertical radiators, large understairs cupboard, C/H control, glazed bi-folding doors to rear terrace and internal doors off to:

**Lounge:** 18' 8" x 11' 6" (5.70m x 3.50m) Radiator and TV point.

**Study:** 9' 1" x 6' 4" (2.77m x 1.94m) Herringbone flooring and radiator.

**Rear Hall:** 5' 4" x 3' 1" (1.62m x 0.95m) Herringbone flooring, glazed door to rear gardens and internal door to:

**Utility:** 9' 2" x 5' 4" (2.80m x 1.63m) Fitted base units with marble worktop over and inset composite sink/drain. Space/plumbing for washing machine and tumble dryers. Radiator and Herringbone flooring.

**Staircase to first floor and landing:** Glass staircase balustrade with oak handrail and cupboard housing hot water cylinder, solar equipment and heat recovery system. Doors off to:

**Bedroom 1:** 14' 8" x 13' 0" (4.48m x 3.97m) max With door to:

**En Suite:** 9' 3" x 5' 3" (2.83m x 1.60m) Large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and low level flush w.c. Herringbone flooring and part tiled walls.

**Bedroom 2:** 13' 1" x 9' 7" (4.00m x 2.93m)

**Bedroom 3:** 11' 11" x 11' 1" (3.64m x 3.38m) Large glazed window with door and Juliet balcony.

**Bedroom 4:** 11' 1" x 10' 4" (3.37m x 3.15m) Access to loft space.

**Family Bathroom:** 9' 5" x 9' 4" (2.87m x 2.84m) Suite comprising bath, separate shower cubicle with rainfall shower, wash hand basin with vanity unit below and low level flush w.c. Herringbone flooring, part tiled walls and heated towel rail.

**Detached Garage:** 15' 9" x 13' 5" (4.80m x 4.10m) With roller door to front.









**Energy Efficiency & Heating:** The property utilises a passive wall timber frame and passive raft foundation to maximise thermal efficiency. The frame is filled with sustainable insulation that has a negative Global Warming Potential of  $-1.5\text{kgco}_2/\text{M}^2$  leading to a highly efficient building envelope. There is also an MCS accredited 8kw solar array with optional battery storage, which is feed in tariff ready. The property is warmed by an efficient Grant Aerona 290 Heat Pump and has Mechanical Ventilation with Heat Recovery to provide fresh, filtered air to the

property and reduce running costs. There are triple glazed UPVC windows and provision for an electric car charger.

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

**Services:** We are informed that the property is connected to mains water, electricity and drainage supplies.

**Council Tax Band:** To be assessed.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. 0345 678 9000

**Directions:** From Oswestry town centre head out of town along Upper Brook street which leads onto the Trefonen Road. Continue through the village of Trefonen and on to the village of Treflach. On entering the village, turn left onto Oak Lane opposite the Oak Public House. Follow the road ahead and the development will be found on the right hand side towards the top of the lane.

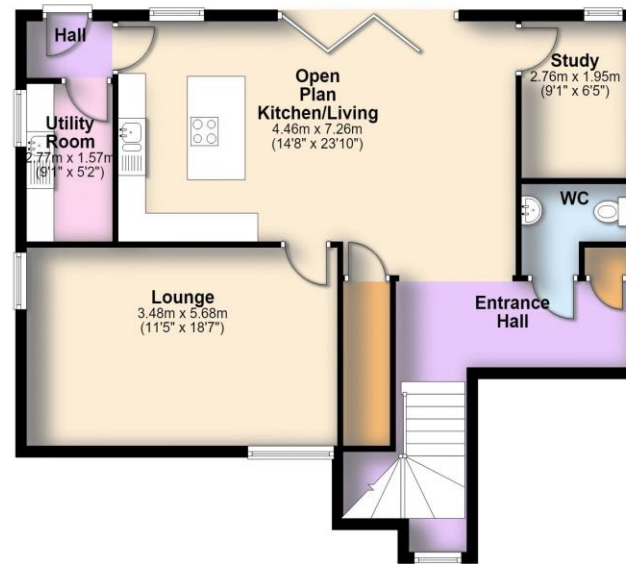
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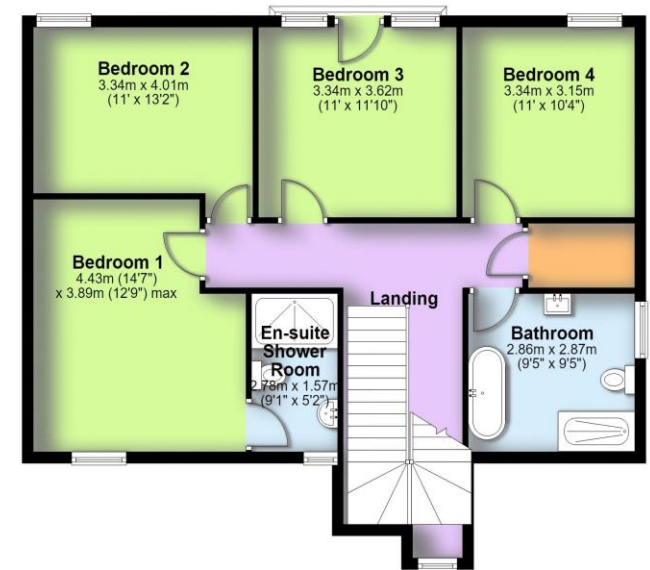
## Ground Floor

Approx. 81.3 sq. metres (875.1 sq. feet)



## First Floor

Approx. 85.2 sq. metres (916.7 sq. feet)  
(excluding Balcony)



## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Total area: approx. 166.5 sq. metres (1791.7 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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