

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £285,000

29 Criggion Lane, Trewern, Welshpool,
Powys, SY21 8DP

🏠 3 Bedrooms

🚿 2 Bathrooms

29 Criggion Lane, Trewern, Welshpool, Powys, SY21 8DP



General Remarks

A much improved and well presented 3 bedroom detached property situated in the accessible village of Trewern near Welshpool. There is a delightful aspect to the rear of the property onto the adjoining countryside with Long Mountain beyond.

Internally, notable features include the open plan Kitchen/Diner, large rear Conservatory and generous En Suite to the main bedroom. The property is warmed by oil fired central heating and includes double glazing throughout. Early inspection is highly recommended.

Location: The property is located on the fringes of the village of Trewern, conveniently located circa 4.5 miles from Welshpool. The village includes a Primary School and Italian Restaurant, while direct access onto the A458 provides links to Shrewsbury (14 miles).

Oswestry is also accessible via the A483 (17 miles) and rail links are available at the station in Welshpool. National Trust properties such as Powis Castle are close at hand and the surrounding countryside provides access to a variety of outdoor pursuits including walks/hikes at Rodney's Pillar on the nearby Breidden Hill.

Accommodation

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

Hall: Wood effect flooring, radiator, stairs to first floor landing and door off to:

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Living Room: 14' 4" x 11' 3" (4.36m x 3.43m)
Max Bay window to front, radiator, TV/Telephone points and archway through to:

Open Plan Kitchen/Diner: 17' 4" x 8' 11" (5.28m x 2.72m) Newly fitted range of base/eye level wall units with worktops over and inset composite sink/drain. Integrated oven with hob over, integrated dishwasher and fridge freezer. Wood effect floor, radiator, understairs cupboard, spotlights to ceiling, central heating control, glazed door to conservatory and separate door into:

Utility: 5' 9" x 5' 0" (1.75m x 1.53m) Fitted base and eye level wall cupboards, space beneath worktops for washing machine and tumble dryer, wood effect flooring, part glazed uPVC door to rear and internal door to:

Cloakroom: 5' 1" x 2' 11" (1.56m x 0.90m) Low level flush W.C., wash hand basin, radiator and tile effect flooring.

Conservatory: 16' 1" x 11' 8" (4.91m x 3.55m) Radiator, T.V point, wood effect flooring, glazed





UPVC doors to gardens and views over adjoining countryside.

Stairs to first floor landing: Airing cupboard with slatted shelves, access to loft space and doors off to:

Bedroom 1: 14' 4" x 9' 5" (4.36m x 2.88m) max Built in wardrobe, over stairs platform, radiator and door to:

En-suite: 7' 5" x 7' 5" (2.25m x 2.27m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush W.C. Radiator, fitted cupboards, vinyl flooring and part shower boarded walls.

Bedroom 2: 13' 5" x 8' 2" (4.09m x 2.49m) max incl wardrobe Radiator, built in wardrobe and views to rear.

Bedroom 3: 9' 5" x 7' 7" (2.87m x 2.32m) Radiator and views of countryside to rear.

Bathroom: 6' 5" x 6' 1" (1.96m x 1.86m) max Suite comprising panel bath, pedestal wash hand basin and low level flush W.C. Part tiled walls, tile effect flooring, radiator and extractor fan.

Garage: 17' 3" x 7' 11" (5.25m x 2.42m) Light and power facilities laid on, oil fired boiler, up/over door to front and pedestrian door to side.

Outside: At the front of the property, ample off road parking provision is provided by the driveway and adjacent hard landscaped front garden area. Pedestrian paths lead down the side of the property to the rear gardens which include lawns, gravelled beds and a paved patio with views towards Long Mountain.

EPC Rating: EPC Rating - Band 'D' (57).

Council Tax Band: Council Tax Band - 'E'.

Local Authority: Powys County Council.

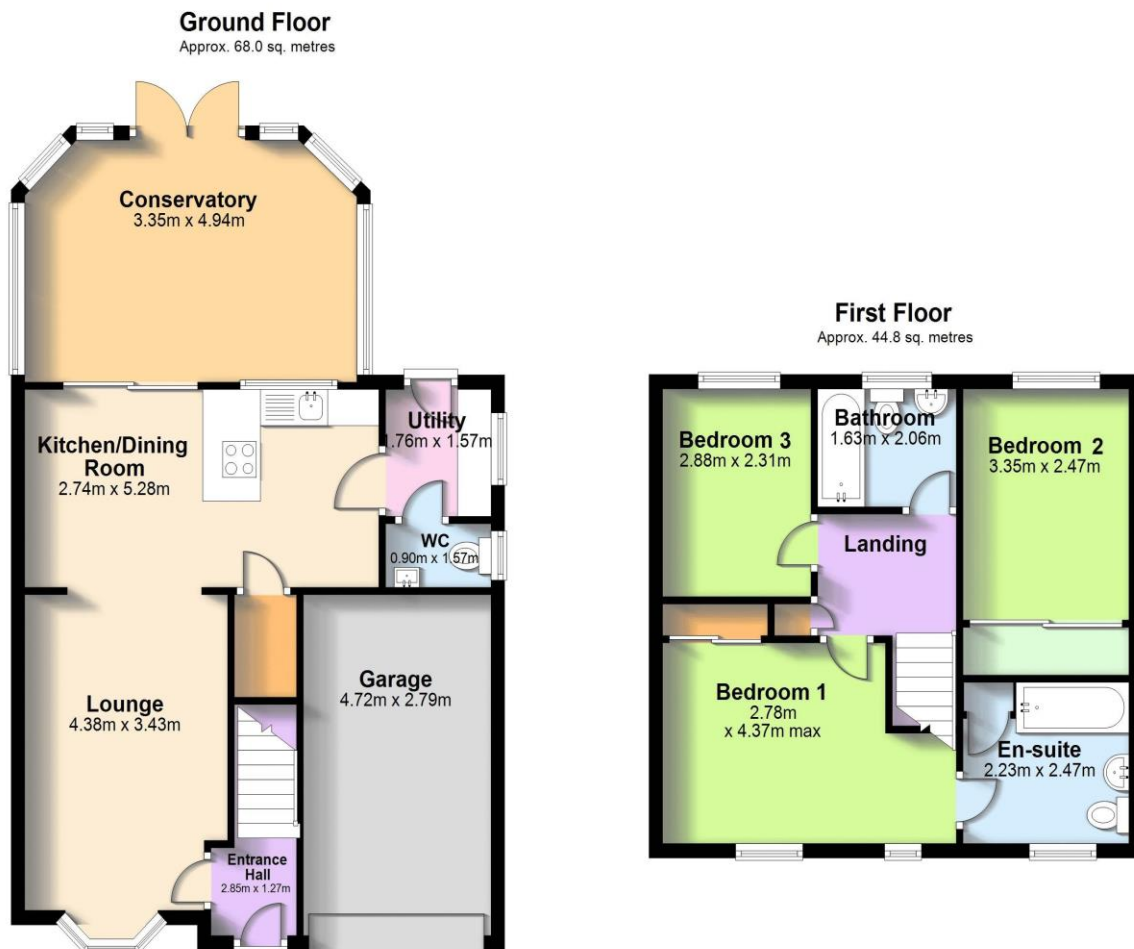
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property is connected to mains electricity, water and drainage supplies. There is a private oil fired central heating system.



Directions: From Shrewsbury - Take the A458 West (signposted Welshpool) Upon reaching the village of Trewern, continue until a sharp left hand bend. Before you continue around the corner, take the right onto Criggion Lane. The property is set back on your left after 100 yards.

From Welshpool - Take the A458 east (Signposted Shrewsbury) and continue until reaching the village of Trewern. Pass the school and as the road begins to turn right, take the left hand turn onto Criggion Lane. The property is set back on your left after 100 yards.



Total area: approx. 112.8 sq. metres

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

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.