

# Town & Country

Estate & Letting Agents



**The Berries , Pentre, LL14 5AW**

**Offers In The Region Of £389,000**

Town and Country are delighted to bring to the market this spacious three bedroom detached bungalow in the charming village of Pentre near Chirk with stunning far reaching views. This delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Surrounded by the picturesque scenery of the Welsh countryside with views towards Llangollen and the famous viaduct, this property is not only a home but a lifestyle choice. The local area boasts a friendly community and offers a range of amenities, including shops, schools, and recreational facilities, all within easy reach. This bungalow is a rare find in a sought-after location.

## Directions



Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village and at the roundabout take the first exit for Llangollen. Proceed along and turn right signposted Pentre and Newbridge. Just after the sharp right hand bend turn right up the hill and follow the road along. The property will be seen on the left hand side just as you start going down the hill. Follow the long driveway up to the property.

## Accommodation Comprises;



## Hall



The property is access via a part glazed door and side panel into the hallway with storage cupboard and doors into the lounge/dining room, kitchen and bedrooms.

## Lounge/Dining Room 12'0" x 25'8" (3.66m x 7.84m)



This large bright space benefits from a window to the front boasting countryside views and patio doors to the side which lead into the garden. Feature fireplace with electric fire inset, radiator and spotlights to the ceiling.

**Kitchen 11'9" x 12'7" (3.60m x 3.86m )**



The kitchen comprises a range of wall and base units with worktop over, under unit lights and part tiled surrounds. There is a sink and drainer unit with mixer tap over, an electric oven with Rangemaster gas hob and extractor hood above. This room also benefits from a window overlooking the feature garden and two velux windows. Tiled floor throughout and a door provides access to the garage.

**Additional Photo**



**Rear Hall**

Giving access to the garden and store cupboard.

**Bedroom One 12'0" x 11'9" (3.66m x 3.58m )**



With a window to the front with far reaching views, built in wardrobe and radiator.

**Bedroom Two 9'11" x 11'9" (3.03m x 3.60m )**



Window to the rear and a radiator.

**Bedroom Three 9'5" x 9'10" (2.89m x 3.01m )**



Having a window to the side and a radiator.

## Family Bathroom



The family bathroom comprises a corner bath with shower attachment over and shower screen, WC and wash hand basin. Fully tiled walls and flooring with a glazed window to the rear.

**Garage 9'5" x 12'7" (2.88m x 3.86m )**



Accessed through an electric up and over door with light and power laid on. There is also space and plumbing for a washing machine and houses the mains electric board.

## Driveway



The driveway provides parking for a number of vehicles.

## Additional Photo



## Additional Photo



## Gardens



The property is accessed by a long private drive which provides ample off road parking, a gate to the side of the property opens onto the large front terrace and patio area perfect for entertaining. There is a very well established feature lower tier garden, lawned area, vegetable patch, numerous fruit trees, greenhouse, shed and summerhouse.

## Additional Photo



## Additional Photo

## Additional Photo



## Additional Photo



## Views From The Property



### Additional Photo



### Additional Photo



### Location



### Services

The agents have not tested the appliances listed in the particulars.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band E.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

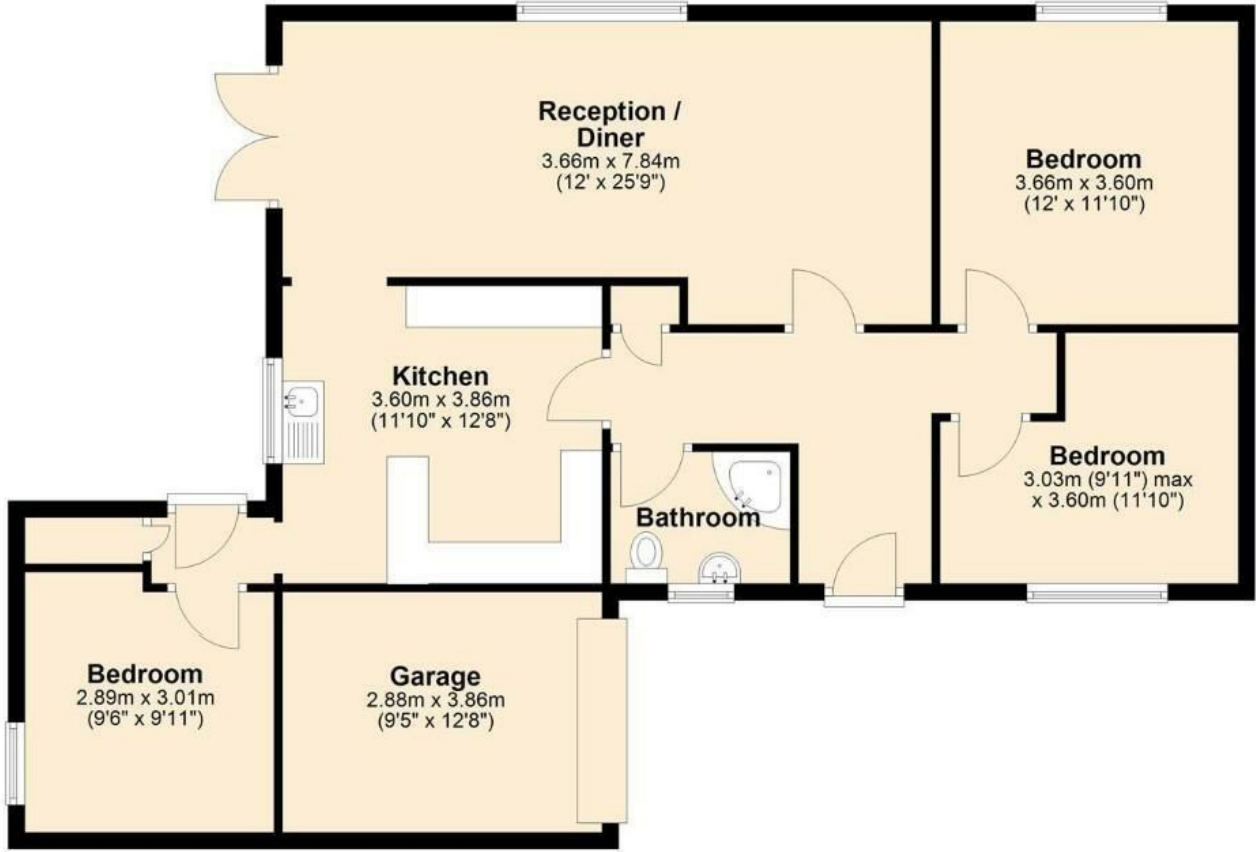
### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

# Floor Plan

## Ground Floor

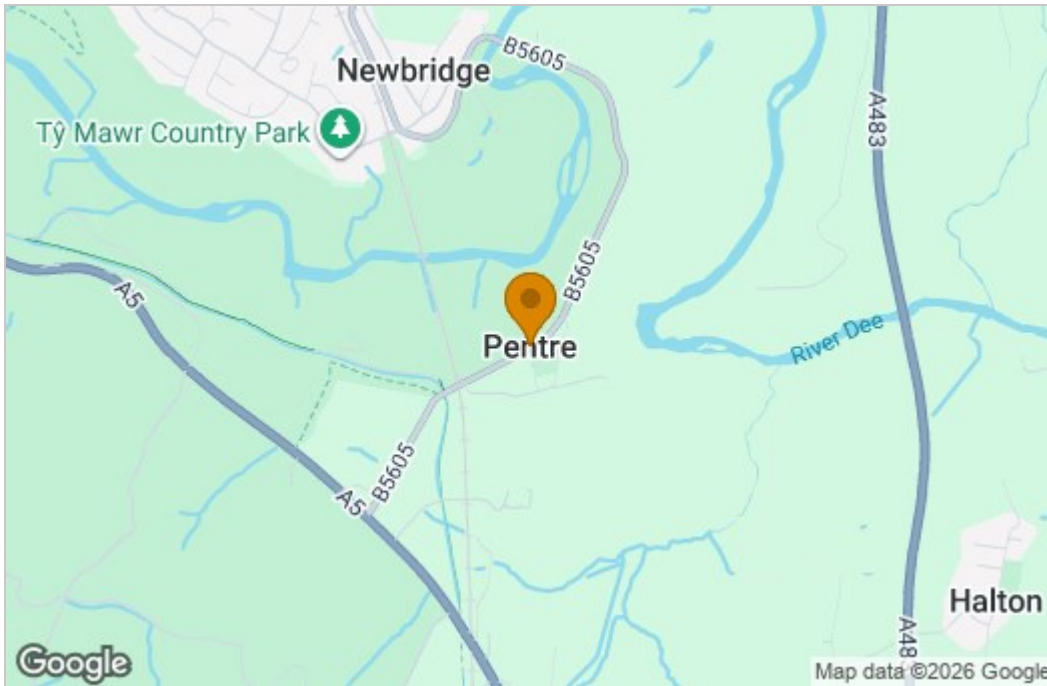
Approx. 101.6 sq. metres (1093.8 sq. feet)



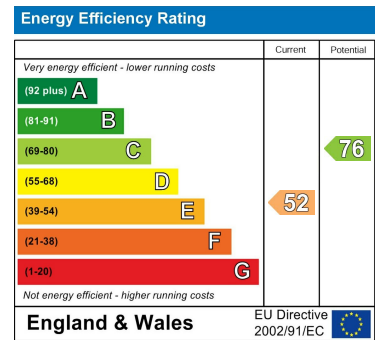
Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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