Roger Parry & Partners

21 Pen Y Cae Avenue, Gobowen, SY10 7UD

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Offers In The Region Of £325,000

A spacious three bedroom detached split level bungalow set in an elevated position in the popular village of Gobowen. The property includes a decent sized plot in this cul-de-sac location and includes ample off road parking and an integral garage. It is warmed by gas fired central heating and includes uPVC double glazing. In brief the accommodation affords Entrance, kitchen/diner, utility and cloakroom, rear porch, living room and dining room. To the lower ground floor and three bedrooms and shower room. Externally there is an integral garage, driveway for parking and gardens with patio area.

LOCATION
The property is situated centrally within the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester

ENTRANCE
3'1 x 3'5 (0.94m x 1.04m)
Front door leading into the hall with ceiling light and door into;

KITCHEN/BREAKFAST ROOM
13 x 16'1 (3.96m x 4.90m)
Modern fitted kitchen with a range of wall and base units with work surfaces over. Inset sink with mixer tap and drainer, integral double oven, gas hob and extractor hood above and void for appliances. Central island for dining with storage cupboards below, double doors opening onto the parking area and window to the side. Wall mounted boiler which is approximately 2 years old, ceiling and spot lighting and vinyl flooring.

DINING ROOM
18'3 x 10'9 (5.56m x 3.28m)
Feature fireplace with inset gas fire, ceiling light, wood flooring, window to the side, stairs leading to the lower ground floor and sliding doors into the living room.

LIVING ROOM
13'3 x 15'9 (4.04m x 4.80m)
A real feature, and lovely light room with large windows with dual aspect. Wall lights, wood flooring and radiator.

UTILITY
7'5 x 4'3 (2.26m x 1.30m)
Ideal storage room to house the white goods, ceiling light and door into;

CLOAKROOM
4'6 x 2'6 (1.37m x 0.76m)
Low level WC, wash hand basin and ceiling light.

REAR PORCH
5'10 x 7'11 (1.78m x 2.41m)
Useful room for storage, with uPVC door opening onto the side, windows to the side and ceiling light.

LOWER GROUND FLOOR
Built in airing cupboard, ceiling light and doors off to;

BEDROOM ONE
13'4 x 8'4 (4.06m x 2.54m)
With uPVC double doors opening onto the rear patio, window to the side, ceiling light and radiator.

BEDROOM TWO
10'10 x 9'2 (3.30m x 2.79m)
With window overlooking the rear garden, ceiling light and radiator.

BEDROOM THREE
10'2 x 5'1 (3.10m x 1.55m)
Currently used as a dressing room, with window to the side, ceiling light and radiator.

SHOWER ROOM
7'4 x 6'3 (2.24m x 1.91m)
Modern suite comprising enclosed shower cubicle, low level WC and vanity unit with wash hand basin. Heated towel rail, window to the side, part tiled walls and ceiling light.

EXTERNAL

GARAGE
15'9 x 8'9 (4.80m x 2.67m)
Integral garage with up and over door , window to the side, power and lighting.

GARDEN
The garden is mainly laid to lawn with scope for improvement. There is a patio entertainment area, and steps and pathway leading up to the one side. Bound by fencing.

PARKING
Gravelled parking area to the front with gated access for security.

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, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 3 Mbps & Superfast 218 Mbps. Mobile Service: Likely. 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 C., 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

Floor 1

Approximate total area(1)

1257 ft²

116.6 m²

(1) Excluding balconies and terraces

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: C
EPC Rating:
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 B5069 to Gobowen continue to the roundabout and take the 2nd exit onto St.Martins road continue on this road and take a left turn into Preeshenlle Lane and then your next left into Pen-y-Cae Avenue and the property will be found at the bottom on your left.

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 t o 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 s hould 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 b een 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.