

Town & Country

Estate & Letting Agents



Trehowell Lane, Chirk Bank, LL14 5EL

Offers In The Region Of £550,000

Town and Country Oswestry offer this large detached bungalow with spacious well laid out versatile accommodation set in a large plot. The property is situated in the pretty hamlet of Chirk Bank with stunning scenery and walks right on the door step. There is potential to create an annexe at one end of the house making it ideal for two families or relatives to live together. All amenities are close at hand including good road links to major towns and cities.

Directions



Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the first exit signposted Weston Rhyn. Proceed until reaching the primary school and turn right signposted for Chirk Bank. Proceed along passing over the bridge and take the second left onto Trehowell Lane where the property will be found on the left hand side.

About the Property

The property offers very versatile accommodation set on a good sized plot. The rooms are very flexible with the potential of six bedrooms or as annexe accommodation with three bedrooms being located at each end of the property making it easy to create separate living space for two families or relatives. The property has solar panelling fitted along with plenty of parking and large garage.

Porch

Having a tiled floor and an arched window to the rear and an arched window to the dining room. There is a door to the rear and a part glazed door and side panels leading into the hall.

Hallway

The good sized hall has a tiled floor, radiator, built in cupboard and an airing cupboard off. Doors lead off to all rooms.

Bedroom One 11'7" x 10'7" (3.53 x 3.22)



Having a bow window to the rear, fitted units, radiator and wall lights.

Laundry Room 9'8" x 10'7" (2.95 x 3.22)

Having a bow window to the rear, laminate flooring, fitted base and wall units with work surfaces over,

plumbing in place for a washing machine, sink unit, eye oven, hob, extractor fan and space for a fridge.

Second Bathroom



With a window to the side, corner shower, Triton shower, wash hand basin, W/C on vanity unit with mixer tap over, radiator, fully tiled, extractor fan and bidet.

Bedroom Two/ Lounge 11'7" x 10'10" (3.53 x 3.30)



Having French doors leading to the rear garden, electric feature fire, radiator and a coved ceiling.

Bedroom Three 20'3" x 12'5" (6.18 x 3.79)



With two windows to the rear and fitted units. The

room is large enough to be split into two separate rooms if the buyer wanted further bedrooms.

Additional Photo



Kitchen/ Breakfast Room 11'0" x 17'6" (3.36 x 5.33)



The impressive kitchen is the real hub of the home and a great place to entertain and cook. Fitted with an extensive range of base units in grey gloss colour with oak tops and oak up stands over, central breakfast bar island unit, range cooker, extractor fan, one and a half bowl ceramic sink with a mixer tap over, integrated dishwasher, arch to dining room, window to the rear and tile effect laminate flooring.

Additional Photo.



Additional Photo..



Dining room 15'1" x 7'3" (4.59 x 2.22)



Having a glazed window to the rear and side letting in lots of natural light, French doors leading to the rear garden, tiled effect laminate flooring, vertical radiator, spot lighting and two Velux windows.

Additional Photo....



Additional Photo.....



Utility 6'7" x 9'1" (2.01 x 2.77)



Having space for an American style fridge, an extensive range of floor to ceiling fitted units to match the kitchen, tile effect laminate flooring, gas boiler and storage cupboard, part tiled walls, coved ceiling and a part glazed door to the rear and side panel.

Living Room 17'11" x 13'2" (5.47 x 4.02)



A good sized reception room having a radiator, feature electric inset fire, French door to the rear and wall lighting.

Inner Hall

Having a large air cupboard and doors leading to a further three bedrooms.

Bedroom Four 10'6" x 11'4" (3.21 x 3.45)



Having a window to the front and a radiator

Bedroom Five 10'3" x 11'5" (3.13 x 3.47)



Having a window to the front and a radiator

Family Bathroom



With a window to the side, p shaped bath with a glass shower screen and electric shower, W/C, wash hand basin with mixer tap, fully tiled and heated towel rail.

Bedroom Six 15'0" x 11'0" (4.58 x 3.36)



The main bedroom has two windows to the rear, radiator and fitted wardrobes offering good storage. A door leads through to the en suite.

Additional Photo.....



En Suite Shower Room



With a walk in shower with two shower heads, wash hand basin with a mixer tap over, fully tiled walls, W/C, window to the rear and a heated towel rail.

To The Outside

Driveway and Garage



To the rear of the property double gates lead onto a gravelled driveway providing parking for several cars leading to the garage. The garage has an electric sectional door, power and lighting and is tandem in length.

Gardens



To the front of the property, there is a large lawned area with shrubbed borders and a canopy sitting area across the front of the property.

The gardens extend around to the rear where you will find a decked area which leads to a large Indian stone patio and a pergola runs along the rear of the property offering fantastic views over the surrounding farm land. There is a covered area with an open fireplace, perfect for entertaining and out door dining, The Indian stone patio continues around the side of the property where there are a number of raised beds. There is a brick built BBQ area with pizza oven.

Pergola



Pod Garden Building



The pretty pod garden building has fixed seating, power and lighting.

Additional Photo.....



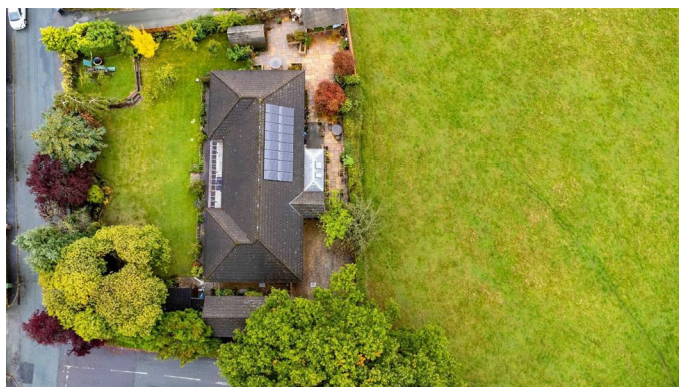
Additional Photo.....



Additional Photo.....



Aerial Photo



Outside Office 10'6" x 10'2" (3.20 x 3.1)

Insulated with power and lighting. Currently used as a home office but suitable for a number of uses.

Side Elevation



Rear Elevation



Views



Viewing

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Town and Country

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To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Tenure/ Council Tax

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

we believe the council tax to be in Band E

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Additional Information

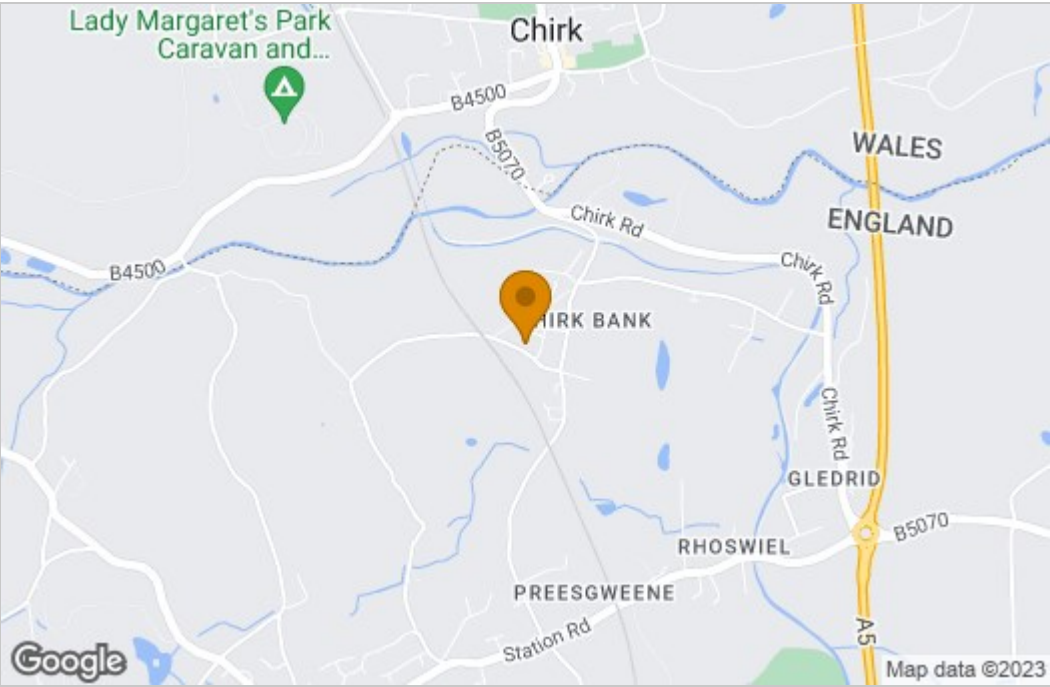
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.

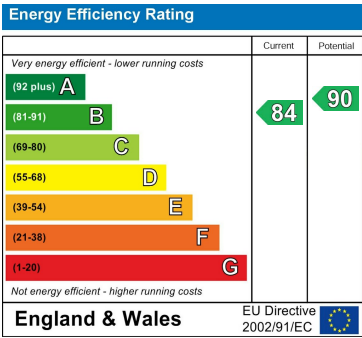
Floor Plan



Area Map



Energy Efficiency Graph



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