

Town & Country

Estate & Letting Agents



1 Pentre Felin Cottages, Oswestry, SY10 7PX

Offers In The Region Of £225,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this delightful semi detached cottage set in a rural location with stunning scenery in all directions. The property offers spacious accommodation with two large reception rooms, kitchen, bathroom and two double bedrooms. Externally there are pretty cottage style gardens backing onto the river with detached garage and studio/ guest accommodation ideal for visitors or for working from home. The lovely village of Llansilin is just a short drive away with Oswestry being a ten minute drive from the property.

Directions

From Oswestry take the B4580 to Llansilin continue over the Racecourse following the road through Llawnt. On entering Rhydygroesau proceed for approximately 1 mile where the property will be found at the bottom of the dip on the right hand side.

Accommodation Comprises



Porch

Having double doors onto the garden, windows to each side, quarry tiled floor and a door leading into the property.

Kitchen 15'5" x 8'2" (4.71m x 2.51m)



The kitchen is fitted with a range of base and wall units with work surfaces over, the original quarry tiled floor, beamed ceiling, Stanley range (Running the central heating and the hot water), one and a half bowl sink with a mixer tap over, plumbing for a washing machine, space for a fridge, stable door to the porch, window to the front and a window to the rear overlooking the garden and fields beyond. An archway leads through to the sitting room.

Sitting Room 15'7" x 11'6" (4.77m x 3.53m)



A good sized reception room with lots of light having a large picture window to the rear and side taking in the garden and the views, part beamed ceiling, radiator, loft hatch, wall lights and a door leading to the hallway.

Hallway



With a door leading out to the front, quarry tiled flooring, a window and door to the front, beamed ceiling, radiator, stairs leading to the first floor and doors leading to the lounge and the sitting room.

Lounge 12'5" x 11'11" (3.80m x 3.64m)



Another good reception room having a bow window to the front letting in lots of light, beamed ceiling,

window to the rear, feature fire place with a log burning stove inset and beam over with a flagged hearth and parquet flooring.

Additional Photo



First Floor Landing

Having a window to the front with far reaching views, stripped polished floorboards and doors leading to the two bedrooms and bathroom.

Bedroom One 12'10" x 12'0" (3.93m x 3.68m)



With a radiator and window to the front with far reaching views over the hills.

Bathroom



The bathroom is fitted with a panel bath, low level w.c., wash hand basin, separate shower cubicle, a window to the rear, radiator, loft hatch and an airing cupboard with the hot water tank.

Bedroom Two 13'8" x 8'0" (4.17m x 2.46m)



The second double bedroom has a window to the side and a window to the rear, radiator, exposed stonework and stripped polished flooring.

To The Outside



The property has a driveway at the far end giving access to the garage. A garden gate leads onto the garden. A further garden gate towards the house leads to the pathway down to the front porch.

Gardens



The attractive gardens are a delight and offer lawned and shrubbed areas with views over the hills and surrounding countryside. A pathway leads down to the side porch and around to the front door. There is also a further area to sit out and relax to the side of the studio with access down to the stream.

Garage 14'5" x 13'0" (4.40m x 3.97m)



The good sized garage has two metal doors, power and lighting, a window to the rear and eaves storage.

Studio/ Guest Accommodation 14'4" x 11'8" (4.38m x 3.56m)



A very flexible space ideal for accommodating

guests or as a home office/ playroom/ studio. A lovely area with a window to the rear overlooking the stream, glazed door to the front, electric heating and a door to the cloakroom. The cloak room is fitted with a low level w.c., wash hand basin, wall heater and a window to the side.

To The Rear Of The Studio



To the rear of the studio and garage there is a lovely seating area overlooking the stream.

Location



Views



Additional Photo



To The Rear



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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

To Book a Viewing

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

Tenure/Council Tax

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

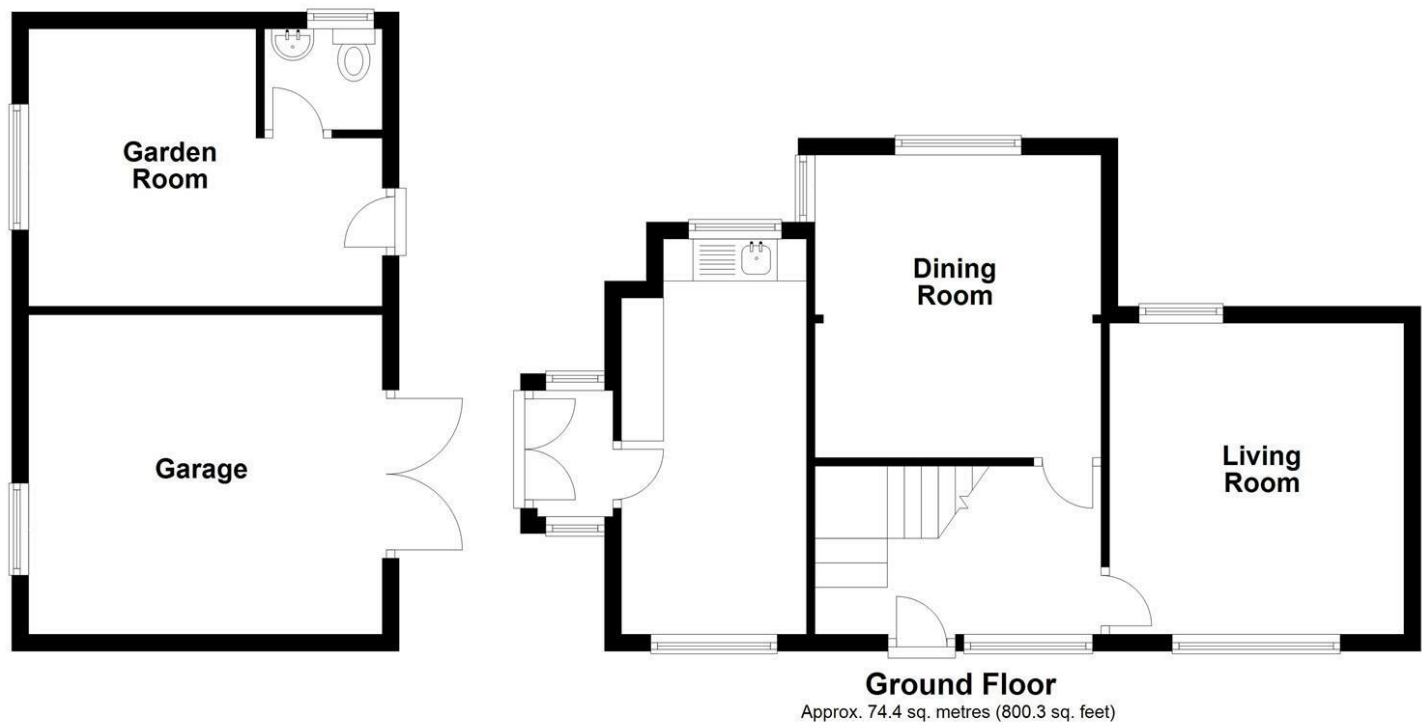
Saturday: 9.00am to 4.00pm

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.

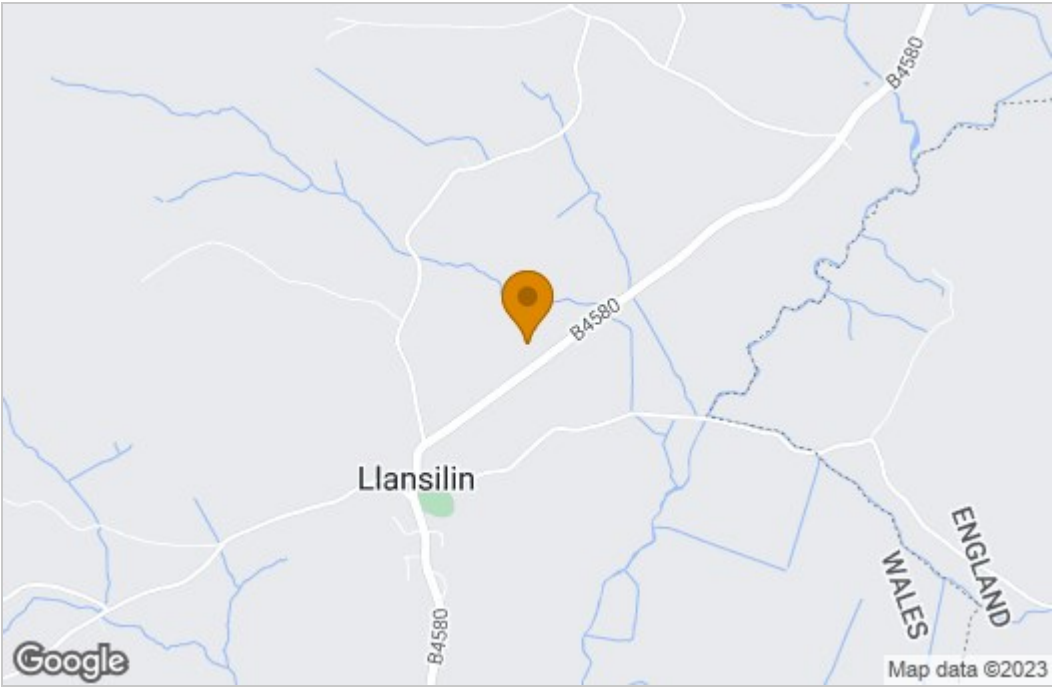
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

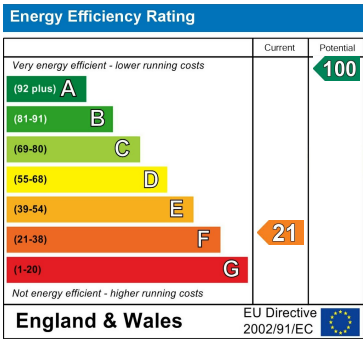


Total area: approx. 110.5 sq. metres (1189.1 sq. feet)

Area Map



Energy Efficiency Graph



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