

# Town & Country

Estate & Letting Agents



**13 Penycae Close, Oswestry, SY10 7UE**

**£190,000**

WITH NO ONWARD CHAIN!! In the popular area of Gobowen, Oswestry within easy access of the train station and good road links, this modern three-bedroom semi-detached house in a cul de sac position on Penycae Close offers a delightful blend of comfort and convenience. The property has been thoughtfully designed to cater to contemporary living while maintaining a warm and inviting atmosphere. This home features a well-proportioned reception room and modern kitchen/ dining room that serves as the perfect space for relaxation or entertaining guests. The three spacious bedrooms provide ample room for family or guests. One of the standout features of this property is the south-facing rear garden with superb far reaching views, which invites an abundance of natural light throughout the day. This outdoor space is ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. Gobowen offers a friendly community atmosphere and easy access to local amenities. Whether you are looking for a family home or a peaceful retreat, this semi-detached house presents an excellent opportunity for those seeking a modern lifestyle in a picturesque setting. Do not miss the chance to make this delightful house your new home.



### Directions

Off the A5 follow the signs for Gobowen. On entering the village proceed through to the roundabout taking the exit for St Martins. Turn left into Preeshenlle Lane then immediately left into Penycae Avenue, then right into Penycae Close. The property will be found on the left hand side.

### Accommodation Comprises

#### Hallway 3'11" x 3'10" (1.21m x 1.19m )

The hallway has a part glazed uPVC door to the front, wood effect flooring, radiator and a door leading through to the lounge.

#### Living Room 15'4" x 12'5" (4.69m x 3.79m )



A bright, welcoming reception room having a bow window to the front, wall mounted feature electric fireplace with surround and tiled hearth, two radiators and TV/telephone points. Wood flooring, stairs leading to the first floor and glazed door leading through to the kitchen.

### Additional Photo



#### Kitchen/Dining Room 15'5" x 8'10" (4.70m x 2.70m )



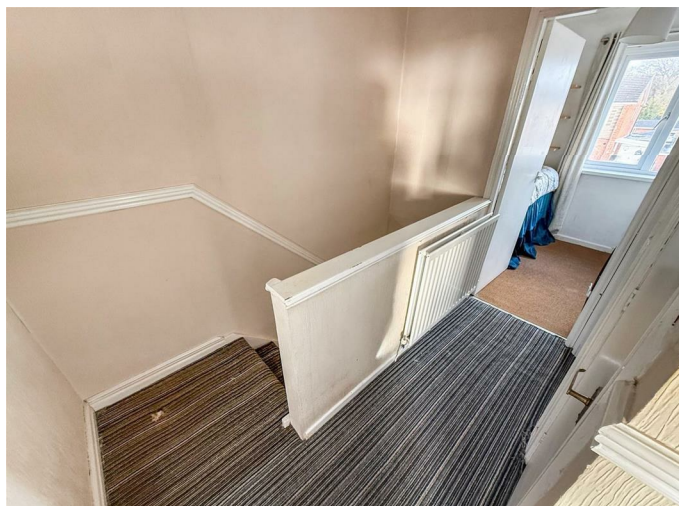
The modern kitchen comprises a range of wall and wall mounted units with worktops over with part tiled walls and stainless steel sink and drainer with mixer tap over. Integrated Bosch oven with hob and extractor hood over, space and plumbing for fridge/freezer and washing machine. Understairs storage cupboard, radiator and wood effect flooring. uPVC double glazed doors leading out to the rear garden and window to the rear and part glazed door to the side.

### Additional Photo





## First Floor Landing



The first floor landing has access to the loft via loft hatch and an airing cupboard housing Worcester gas fired boiler. There is a dado rail and radiator along with doors leading to the bedrooms and the bathroom.

## Bedroom One 11'6" x 8'8" (3.52m x 2.65m )



A double bedroom having a radiator and a window to the rear with far reaching views over the village.

## Bedroom Two 9'10" x 7'8" (3.01m x 2.34m )



The second bedroom has a window to the front and radiator.

## Bedroom Three 7'4" x 6'7" (2.24m x 2.03m )



The third bedroom has a window to the front and radiator.

## Bathroom



The modern family bathroom has a panel bath with Triton electric shower over, wash hand basin and



WC. Part tiled walls, tile effect laminate flooring, radiator and a window to the rear.

### To The Front Of The Property



The front of the property is accessed via a block paved driveway providing off road parking along with a block paved pathway leading to the front door. There is a lawned garden with various shrubs and planted borders. A gate at the side gives access to the rear garden.

### To The Rear Of The Property



The fully enclosed rear garden has a paved patio area running across the rear of the property providing an entertaining area with a lawned garden area beyond with shrubs, shed and gravelled beds. The rear garden enjoys an open aspect to the rear with good views over the village and beyond.

### Additional Photo



### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### 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.

### 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 Shropshire County Council and we believe the property to be in Band B.

### To Book a Viewing

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

### To Make an Offer

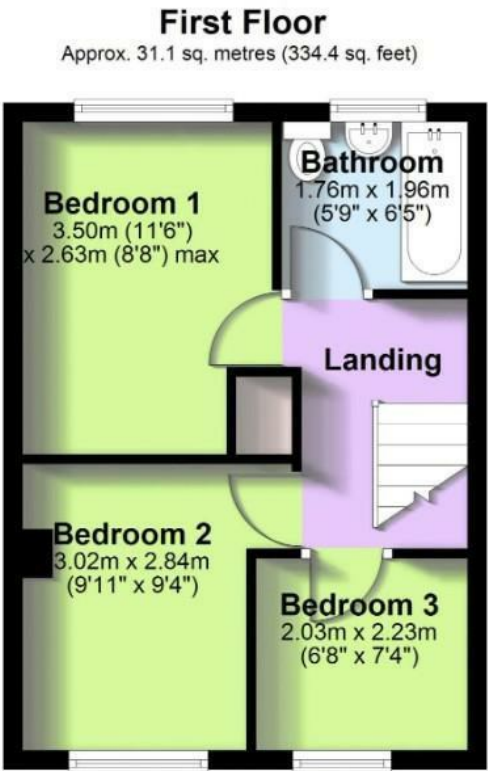
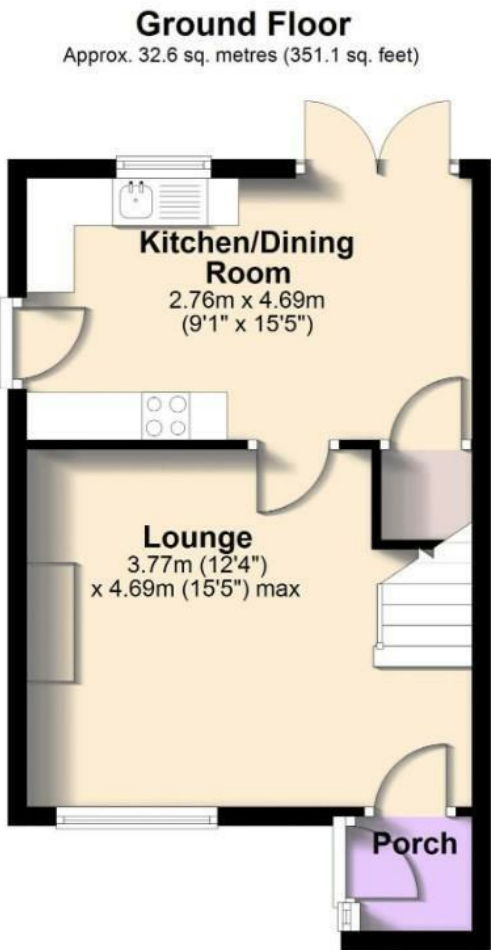
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property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

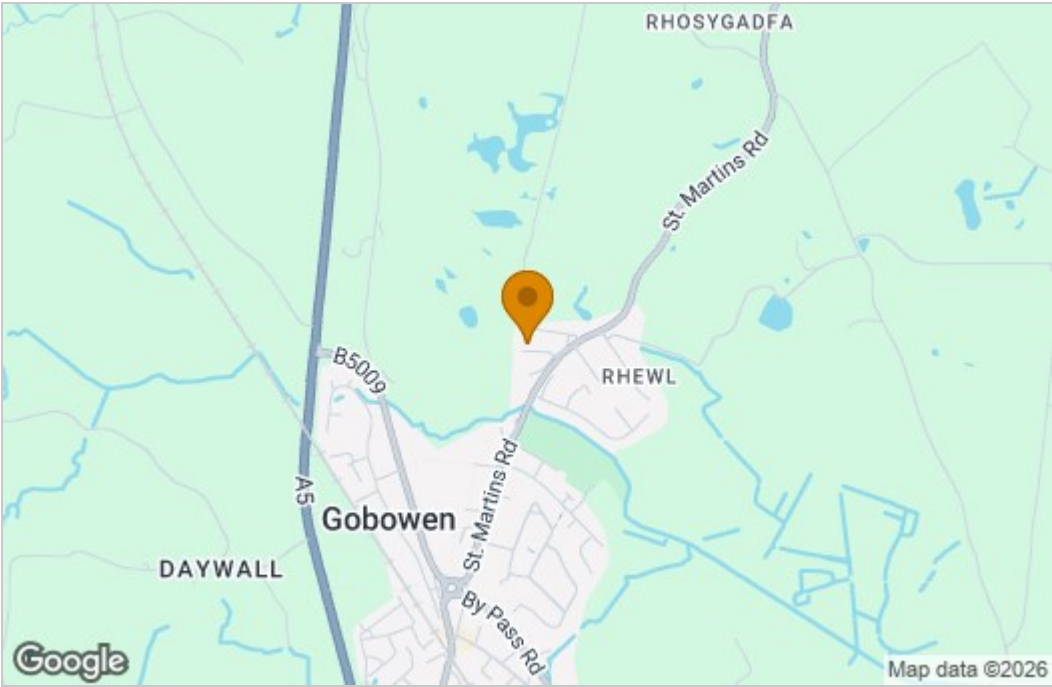
Floor Plan



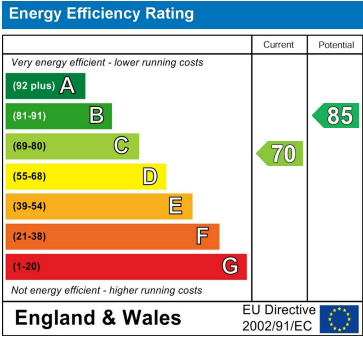
Total area: approx. 63.7 sq. metres (685.5 sq. feet)

All measurements are approximate & for display purposes only.  
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.