



FOR SALE

Offers In The Region Of £314,995

9 Brynafon Close, Rhewl, Gobowen, Nr Oswestry,
SY10 7BT

A well presented 3 bedroom detached family home, positioned on a good sized corner plot with private gardens, situated in a convenient and popular edge of village location with views to the hills in the distance.



Oswestry (3.5 miles) Wrexham (12 miles) Shrewsbury (20 miles)
Train Station - A Short Walk
(All distances approximate)



- Detached modern house
- Spacious, well presented accommodation
- Extensive drive to front & attached garage
- Mature private gardens
- 'Tucked away' private position
- Convenient edge of village location

DESCRIPTION

Halls are delighted with instructions to offer 9 Brynafon Close, Rhewl, Gobowen, for sale by private treaty.

A well presented 3 bedroom detached family home, positioned on a good sized corner plot with private gardens, situated in a convenient and popular edge of village location with views to the hills in the distance.

The internal accommodation, which has been well maintained by the current Vendors, provides spacious accommodation providing, on the ground floor, an entrance porch, kitchen/breakfast room, garden room/dining room, living room, utility room and downstairs cloakroom together with three first floor bedrooms and a family bathroom. The property benefits from double glazed windows, a gas fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by a extensive drive to the front providing ample parking space together with well stocked and private gardens to both the front and rear.

The sale of 9 Brynafon Close does, therefore, provide a rare opportunity for purchasers to acquire a well presented detached village house in a particularly private 'tucked away' position within walking distance to local amenities.

SITUATION

The popular village of Gobowen has an excellent range of local amenities to include a General Store and Newsagents, a variety of small shops, a Public House and two Churches, an Orthopaedic Hospital and Stans Superstore in St Martins.

The larger market town of Oswestry (3.5 miles) offers a wider range of amenities of all kinds. Gobowen Station is in the centre of the village with links to larger towns and cities. The A5 trunk road is also only approximately 3 miles away giving easy motoring access to Shrewsbury and Telford to the South and Chester and Wrexham to the North.

DIRECTIONS

From Halls office, turn right at the top of the road and follow the road out of Oswestry. On reaching the roundabout take the second exit off and proceed into the village of Gobowen. Proceed over the level crossing and take the second exit off the roundabout and proceed towards St Martins, pass the playing field and take the first right into Perry Road and then immediately left into Brynafon Close where the property will be viewed at the very end of the cul-de-sac.

COVERED ENTRANCE PORCH

UPVC obscure double glazed door with UPVC obscure double glazed side windows leading into:

ENTRANCE HALL

LOUNGE

11'5" x 20'6" (3.48 x 6.24)

UPVC double glazed window to front elevation overlooking front garden and parking forecourt, multi-fuel stove, radiator, staircase leading to the First Floor Landing.

KITCHEN / DINING ROOM

20'5" x 21'9" (6.22 x 6.62)



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN AREA

The kitchen provides a comprehensive range of fitted base and wall units in solid oak made by Prentice providing a good amount of cupboard storage and drawer space with granite worktops over with matching upstands, integrated fridge, integrated dishwasher, Franke inset stainless steel sink unit with grooved drainer to side, UPVC double glazed window to rear elevation with matching granite sill, under unit lighting, Neff Range cooker with gas connection, slate tiled floor.

DINING AREA

Ample room for table and chairs.

GARDEN ROOM/DINING ROOM

9'1" x 8'11" [2.78 x 2.71]

UPVC double glazed French doors leading out to the side elevation and extending out to the rear garden, double glazed window to rear elevation overlooking private rear garden.

REAR ENTRANCE PORCH

UPVC obscure double glazed door leading into Utility Room, door leading through to the Garage.

UTILITY ROOM

7'8" max x 17'11" [2.34 max x 5.45]

A most useful room with fitted base and wall units with worktops over and matching upstands, stainless steel sink unit with mixer tap, space and plumbing for appliances, UPVC double glazed window to the side elevation.

CLOAKROOM

low flush WC, UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

Entrance hatch to attic area.

MASTER BEDROOM

13'6" x 9'0" [4.11 x 2.74]

UPVC double glazed window to front elevation, coving to ceiling.

BEDROOM TWO

8'4" x 11'7" (maximum) [2.55 x 3.54 (maximum)]

UPVC double glazed window to front elevation, coving to ceiling, overstairs cupboard with louvre doors providing a good amount of hanging and storage space.

BEDROOM THREE

8'8" x 9'0" [2.65 x 2.74]

UPVC double glazed window to rear elevation.

FAMILY BATHROOM

5'6" (approx) x 8'6" [1.68 (approx) x 2.58]

Comprising a three piece suite in white with corner bath with mixer tap and mixer shower attachment with large sun head shower, dual and low flush WC, pedestal wash hand basin, heated towel rail, fully tiled walls, UPVC obscure double glazed window, downlighting to ceiling, extractor fan.

OUTSIDE

The property is approached to the front over a tarmac drive, providing ample parking space for a number of vehicles and leading to the attached:

SINGLE GARAGE

With up and over door to the front elevation, light and power points.

FRONT GARDEN

The front gardens provide lawn and beds with mature hedging to the boundary, with a timber summerhouse set to one side.

REAR GARDEN

The rear gardens are well worthy of mention being most private and well stocked, with a sitting area directly to the rear of the property providing an ideal space for outdoor entertaining leading on to an area of lawn, all bordered by high level hedging affording complete privacy.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

Band 'C'.

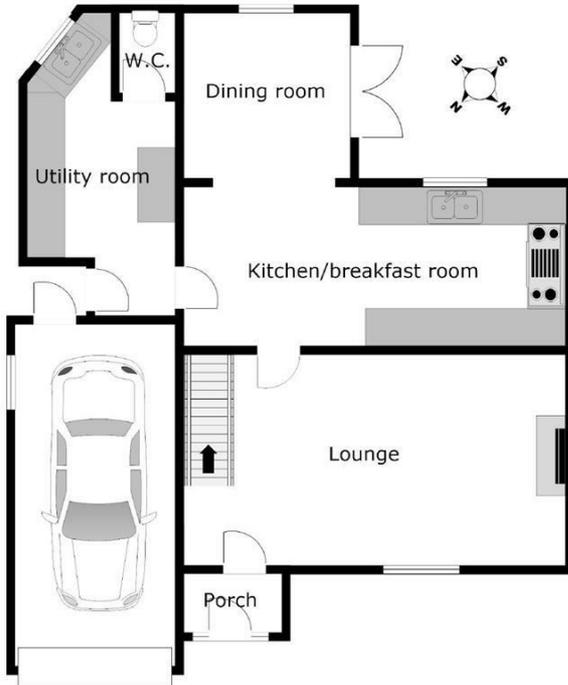
TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

Ground floor area (including garage): 75 m² = 807.3 ft²



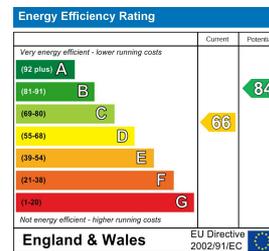
First floor: 39 m² = 419.8 ft²



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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