

**FOR SALE**

Offers In The Region Of £330,000

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

This three bedroom, detached, family home situated on a large plot with private garden. The accommodation is warmed by gas fired central heating, a multi fuel burner and benefits from UPVC double glazing throughout. Located in a pleasant village location with views to the hills in the distance. Entrance Hall, Lounge, Luxury Kitchen, Dining Room, Sun Lounge, Utility Room, Cloakroom, First Floor Landing, Three Bedrooms, Bathroom, Garage, Ample Car Parking and Gardens to Front and Rear.



Oswestry (3.5 miles) Wrexham (12 miles) Shrewsbury (20 miles)

Train Station - A Short Walk

All distances approximate



- Detached Family House
- Popular Village Location
- Gas Fired Central Heating and Multi Fuel Burner
- UPVC double Glazing
- Garage and Ample Parking
- Views to The Hills In Distance

## LOCATION

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. Take the first left onto Brynafon Close where the property will be viewed.

## COVERED ENTRANCE PORCH

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

## ENTRANCE HALL

With light point, telephone point, door leading into:

## LOUNGE

11'5" x 20'6"

With UPVC double glazed window to front elevation overlooking front garden and parking forecourt, power and light points, TV point, multi fuel stove, radiator, staircase leading to the First Floor Landing.

## KITCHEN / DINING ROOM

20'5" x 21'9"

## KITCHEN AREA

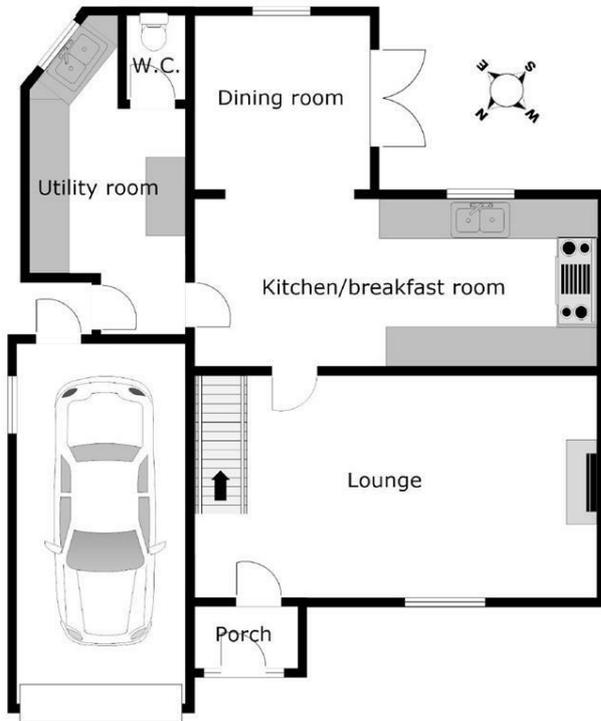
The kitchen provides a comprehensive range of fitted base and wall units in solid oak made by Prentice providing a good amount of cupboard storage and drawer space with granite worktops over with matching upstands, integrated fridge, integrated dishwasher, Franke inset stainless steel sink unit with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

## DINING AREA

With radiator, chrome light and power points, opening through to:



Ground floor area (including garage): 75 m<sup>2</sup> = 807.3 ft<sup>2</sup>



First floor: 39 m<sup>2</sup> = 419.8 ft<sup>2</sup>



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### SUN LOUNGE

9'1" x 8'11"

With 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, radiator, light and power points.

#### REAR ENTRANCE PORCH

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

#### UTILITY ROOM

7'8" max x 17'11"

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

#### CLOAKROOM

With dual and low flush WC, UPVC double glazed window to the rear elevation, light point.

#### FIRST FLOOR LANDING

With power and light points, entrance hatch to attic area.

#### MASTER BEDROOM

13'6" x 9'0"

With UPVC double glazed window to front elevation, power and light points, radiator, telephone point, coving to ceiling.

#### BEDROOM TWO

8'4" x 11'7" (maximum)

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



#### BEDROOM THREE

8'8" x 9'0"

With UPVC double glazed window to rear elevation, power and light points, radiator.

#### FAMILY BATHROOM

5'6" (approx) x 8'6"

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, light point, UPVC obscure double glazed window, downlighting to ceiling, extractor fan.

#### FRONT GARDEN

The front gardens provide lawn and beds with mature hedging to the boundary.

#### PARKING

From the road level a tarmac drive provides car parking for five/six cars and leads to the front of the garage.

#### SUMMERHOUSE

Of timber construction with windows and door to the front elevation.

#### REAR GARDEN

The rear gardens are well worthy of mention being private and laid to lawn with a sitting area directly to the rear of the property. Steps lead on to the laid to lawn area which is private and fully enclosed by brick wall, mature hedging and larch lapped fencing. The garden is well planted with various plants, shrubs and bushes.

#### GARAGE

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

**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.

**HOW TO MAKE AN OFFER**

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

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

**INSPECTED BY**

This property was personally inspected by:  
Steven Murgatroyd B.Ed  
Hayley Jackson BSc (Hons) M.N.A.E.A. DipDEA

FOR SALE

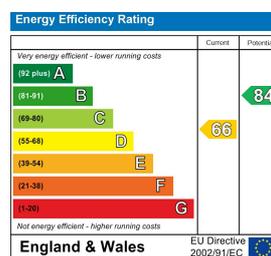
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend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



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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