

# Town & Country

Estate & Letting Agents



**Kilinside , Porth-Y-Waen, SY10 8LY**

**£720,000**

Town and Country are excited to market this stunning new build detached home located in the picturesque village of Porth-Y-Waen. This property boasts a generous 2,486sq. ft of living space, perfect for a growing family. As you step inside, you are greeted by an impressive, bright hallway, leading down to an open plan layout of kitchen/living area/dining with windows and bi-fold doors flooding the property with natural light. Creating a seamless flow between the living spaces, perfect for today's sought after modern lifestyle. Two balconies look out to the rear of the property over views of the Welsh Hills, the perfect place for relaxation. Showcasing a master bedroom suite with ensuite and dressing room, and four further bedrooms one with ensuite and all finished to a very high standard, which is evident throughout, from the fixtures and fittings and the attention to detail in the design. Convenient parking with detached double garage and driveway leading up to the property. A modern living space in a tranquil setting.

### Directions

From our Oswestry office, head north-west on Willow St and turn left onto Welsh Walls. After turning right onto Upper Brook St, go over the mini roundabout with Oswestry School on your left. Continue straight through the villages of Trefonen and Treflach. Upon exiting the village of Treflach, turn left onto Blodwell bank. Turn left to continue onto Coopers Lane and the property will be on your right as identified by our For Sale board.

### Location

Porth Y Waen is a small village located just outside of Oswestry on the Welsh and Shropshire board. Surrounded by the Welsh Hills and lush green fields - this property is a real rural retreat away from the hustle and bustle of everyday life but also within easy access to larger towns and cities of Oswestry, Chester, Wrexham and Shrewsbury.

### Accommodation Comprises:

#### Front Porch

Covered entrance with lighting. Dual staircase off to first floor and down to the Open Plan Kitchen/Dining/Family Room.

#### Entrance Hall

Grand, welcoming entrance hall with lots of natural light beaming in from full height glazing and ceiling.

#### Cloakroom

Modern suite comprising W/C, wash hand basin and matching tiled surrounds.

#### Snug

With feature chimney housing cast iron fireplace, window to the front.

#### Study/Bedroom Five

An adaptable space with window to the front and media point. A lovely bright room, perfect as a home office but also ideal as 5th bedroom with the benefit of an adjacent shower room.

#### Open Plan Kitchen/Lounge/Dining Room

The true heart of the home - this magnificent open plan space, expanding to the whole of the ground floor, is perfect for entertaining guests or simple family meals. Comprising high quality fitted base and wall units and walk in pantry. The family area features bi-folding doors, the dining area with French doors and the Kitchen with glide and slide doors for the real inside-outside living feel. With wonderfully high ceilings and plenty of natural lighting.

#### CGI of the Kitchen

#### Additional Photograph

#### Family Room

#### Utility Room

A useful separate utility space with the continuation of complementary units and space for appliances.

#### Plant Room

Accessed externally, housing the controls for the underfloor heating and cylinders.

#### Lower Landing

With doors to Bedroom One and Two and continuation of staircase to Upper Landing.

#### Master Bedroom



A large master bedroom having double opening French doors with glazed side panels, opening to Juliette balcony, the ideal place for enjoying a morning coffee at sun rise or an evening drink at sun set. Also with media point and radiator. Door to dressing room and ensuite.

#### Additional Photograph



#### Dressing Room

Fitted with rails and shelving.

#### Ensuite

Luxury ensuite comprising free standing bath, large walk in shower cubicle with direct mixer shower

unit, wash hand basin with mixer tap and W/C. Having heated towel rail, complementary tiled surrounds and window to the rear.

### **Bedroom Two**

Another double room with French doors leading onto a sizeable glazed balcony of which to enjoy the surrounding views of the lush fields and Welsh Hills, having a range of fitted wardrobes, media point and radiator.

### **Ensuite**

Fitted with large walk in shower cubicle with direct mixer shower unit, wash hand basin with mixer tap and W/C, complementary tiled surrounds, heated towel rail and window to the rear.

### **Upper Landing**

Full height ceiling aspect to the front and airing cupboard off, great for storage.

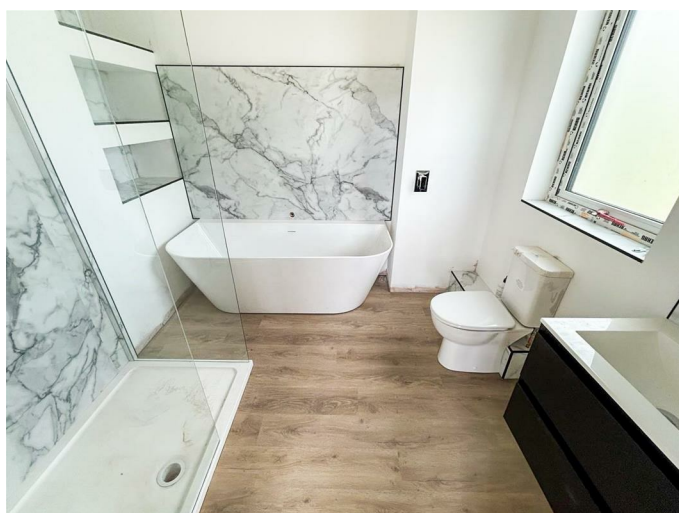
### **Bedroom Three**

With window to the front, range of fitted wardrobes, media point and radiator.

### **Bedroom Four**

Similarly to Bedroom Three, with window to the front, range of fitted wardrobes, media point and radiator.

### **Family Bathroom**



Contemporary bathroom with free standing bath, shower cubicle with direct mixer shower unit, wash hand basin on vanity, W/C, complementary tiled walls, heated towel rail and window to the side.

### **Garage**

Detached double garage with remote operated up and over door, power and lighting.

### **To The Outside:**

The property is approached via driveway, which also has parking for multiple vehicles, leading to the double garage. The gardens will be laid mainly to lawn with large paved sun terrace and enjoying views of open fields and the Welsh Hills.

## **The Development**



## **Views**

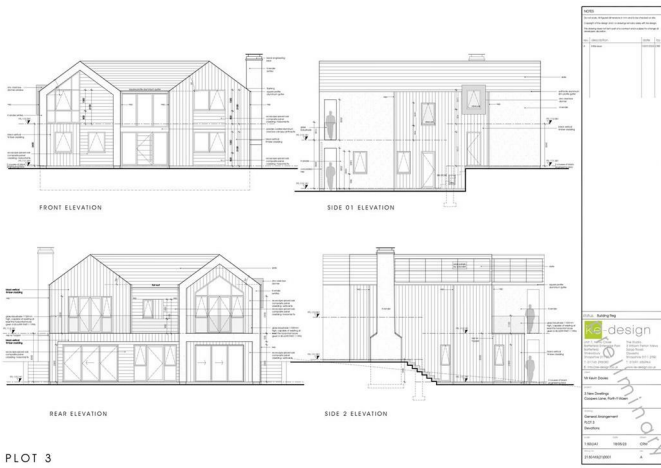
### **Additional Photograph**



## **Rear Elevation**



## The Architects Plans



## CGI of the Front of the Property



## CGI of the Rear of the Property

### 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.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### 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.

## 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 E.

## 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.

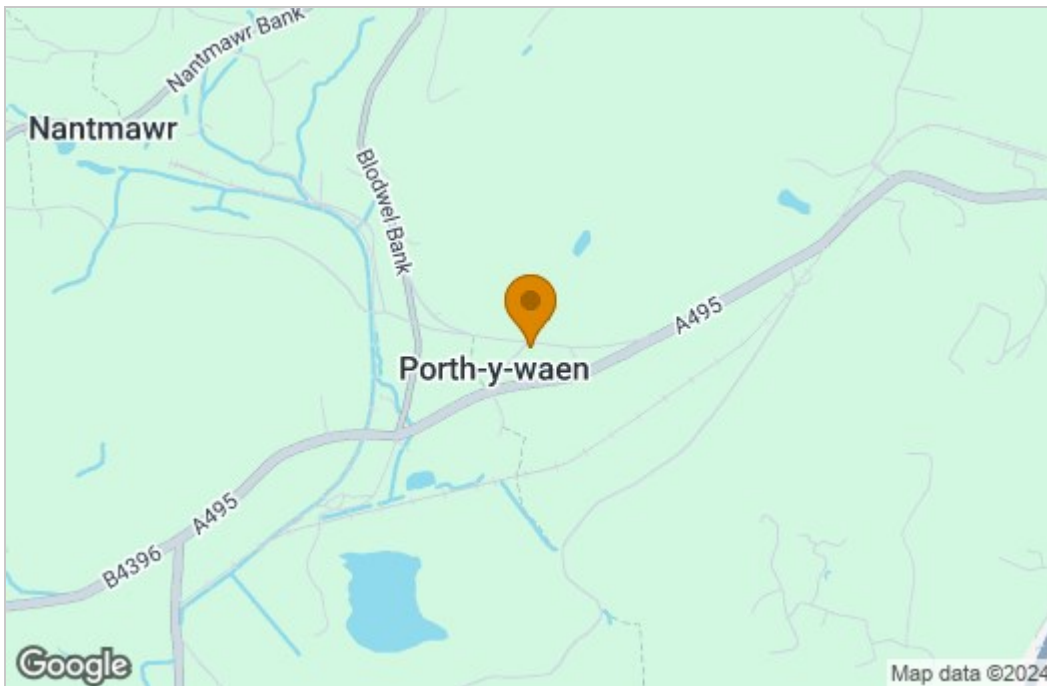
## Additional Information

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.

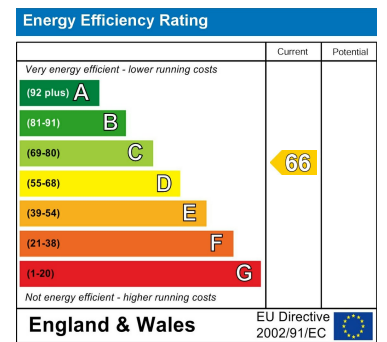
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk