

# Town & Country

Estate & Letting Agents



**The Laurels Dallas Lane, Trefonen, SY10 9DJ**

**Offers In The Region Of £495,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to present The Laurels, Trefonen to the market - a charming property that exudes warmth and character. This delightful FOUR bedroom detached house boasts a traditional feel whilst being a perfect family. On the ground floor there are spacious reception rooms that are perfect for entertaining or simply relaxing. The home features four generously sized bedrooms and two well-appointed bathrooms. The extensive gardens surrounding the property offer a peaceful place to enjoy the outdoors and take in the superb views. Located in the picturesque, sought after village of Trefonen, this property is ideal for those seeking a tranquil lifestyle but still within a short distance of Oswestry town centre with all amenities close at hand.



## Directions



From our Oswestry office in the centre of Oswestry on Willow Street, turn left onto Welsh Walls then right onto Upper Brook Street. Pass over the small roundabout with Oswestry School to your right. Carry onto Trefonen Road then Oswestry Road. Upon entering the village of Trefonen, turn right onto Bellan Lane and follow the road along and round into Dallas Lane. The property will be found on your right hand side set back from the road.

## Accommodation Comprises:

### Hall

The front hall, has a part glazed door to the front and stairs leading off to the first floor accommodation. Doors lead through to the lounge and the dining room.

### Lounge 23'5" x 11'11" (7.14m x 3.64m)



The spacious and welcoming lounge has lots of natural light from the large bay window to the front and windows to the side and rear. Featuring a log burning stove on a flagged hearth with two radiators for those cosy winter months.

## Additional Photograph



### Dining Room 12'11" x 12'3" (3.95m x 3.74m)



The spacious dining room is ideal for entertaining having a focal long burning stove inset with a beam over, having a fitted alcove cupboard and shelving, bay window to the front overlooking the garden, parquet flooring and a radiator.

### Sitting Room 14'0" x 16'9" (4.27m x 5.12m)



Having French doors with side panels to the front opening onto the generous gardens and further French doors to the side as well as a window the side. A great sized second reception room with wooden flooring, radiator and a second staircase leading off to the first floor.



**Utility 13'11" x 6'11" (4.25m x 2.11m)**

The good sized utility is great for larger families having a window to the rear, a part glazed door to the side leading out to the garden, fitted base units with work surfaces over, a stainless steel sink with a mixer tap over, plumbing and space for appliances, tiled floor, radiator and the oil fired boiler.

**Kitchen/Breakfast Room 15'0" x 9'10" (4.59m x 3.00m)**



The characterful kitchen is fitted with a range of base units with work surfaces over, stainless steel double bowl sink with a mixer tap, space for a cooker as well as a decorative Stanley range cooker with tiled inset and shelf over. Having quarry tiled flooring, a window to the rear, under stairs cupboard and useful pantry space off with fitted shelving.

**Additional Photograph**



**Boot Room 8'5" x 8'7" (2.58m x 2.64m)**



The perfect place for muddy boots, the boot room has a part glazed door leading in from the rear garden, fitted base units with work surface over, single bowl sink and a mixer tap, tiled flooring, storage area, window to the side, part glazed door to the kitchen and a door to the cloakroom.

**Cloakroom**

With W/C, window to the rear and continuation from the utility of the tiled flooring.

**Landing**

Having doors to the bedrooms and bathroom, airing cupboard off with shelving, window to the rear and a radiator.

**Bedroom One 13'10" x 12'4" (4.23m x 3.78m)**



A sizeable double bedroom with a large window to the front with views over the gardens and countryside beyond, a built in cupboard, window to the side and a loft hatch giving access to the roof space.



**Bathroom 6'11" x 10'6" (2.11m x 3.20m)**



The bright, well-appointed bathroom comprises a double shower cubicle with Triton electric shower, W/C, and wash hand basin. Having windows to the rear and side, vinyl flooring, radiator and an extractor fan.

**Bedroom Two 14'6" x 9'11" (4.43m x 3.04m)**



The second double bedroom has an original cast iron fireplace, built in wardrobe, window to the rear and loft hatch.

**Bedroom Three 11'10" x 12'11" (3.62m x 3.95m )**



The third double bedroom has the original cast iron fireplace, built in wardrobes, radiator and a window to the front with far reaching views.

**Bedroom Four 11'11" x 12'11" (3.65m x 3.96m)**



The fourth bedroom has an original cast iron fireplace, window to the rear and a radiator.

**Bathroom 8'9" x 10'0" (2.69m x 3.07m)**



The second bathroom has a panelled bath with a Triton shower over and a wash hand basin. Having vinyl flooring, store cupboard off and a window to the rear. A separate W/C has a window to the rear and vinyl flooring.

**To The Outside**



A brick paved driveway leads off from the lane providing parking for several cars with an Indian



stone patio leading to the back door and access to the property.

### Driveway



### Rear Gardens



To the top side of the drive there are lawned and shrubbed gardens with mature trees giving the property great privacy.

### Rear Elevation



### Front and Side Gardens



The gardens extend in total to approximately 1/3 an acre in total and are mainly lawned with specimen trees, shrubs and bushes. Having two sheds offering plenty of storage, and a large stone patio that runs across the front of the property ideal for entertaining and taking in the views. There is also outside lighting and an outdoor tap.

### Additional Photograph



### Additional Photograph





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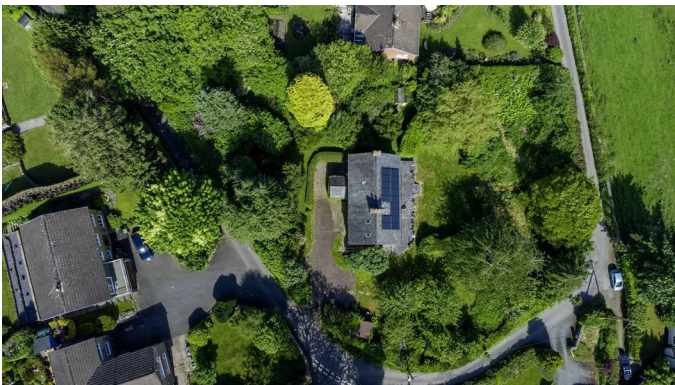
### Additional Photograph

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### An Aerial View of the Property



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### Agents Note

The property does benefit from having solar panels installed.

### 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 D.

### 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.

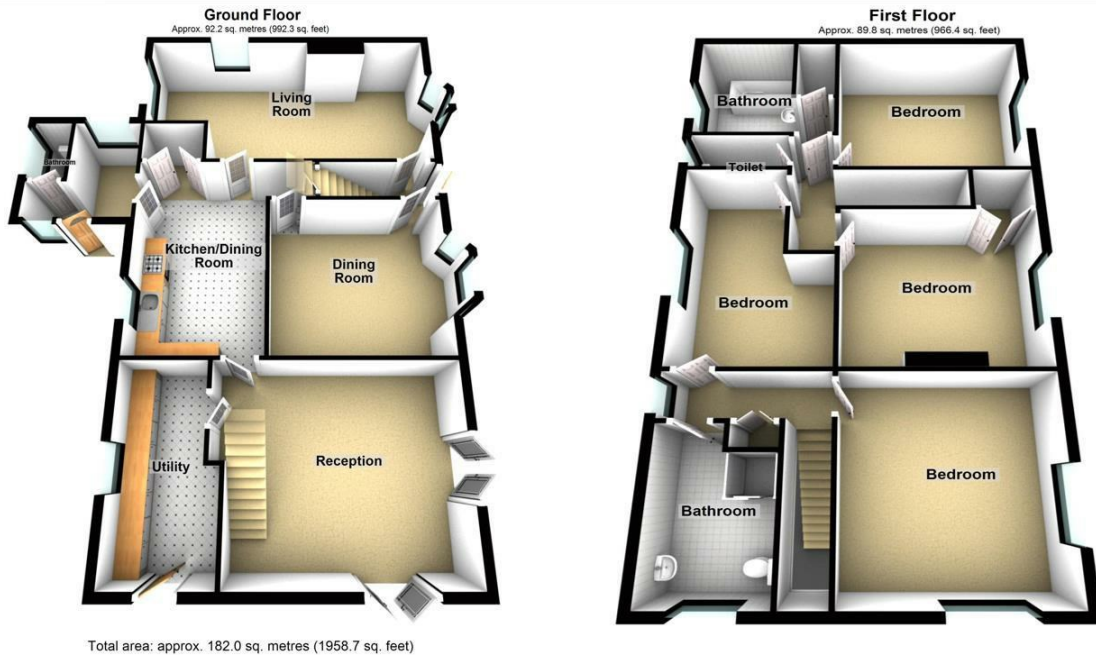
### Additional Information

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.

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.

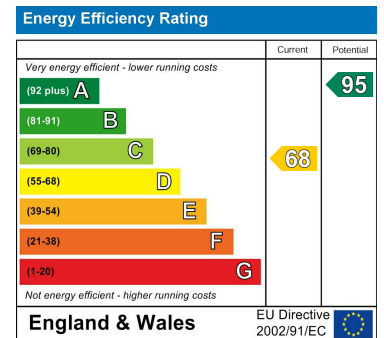
# Floor Plan



# 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