

# Town & Country

Estate & Letting Agents



**8 Lower Hengoed Cottages, Oswestry, SY10 7EG**

**Offers In The Region Of £225,000**

Town and Country Oswestry offer this delightful country cottage situated in a sought after location full of charm and character features along with a great garden, driveway and garage. The property has been well maintained throughout and has three bedrooms, bathroom, cozy lounge with log burning stove, dining room, kitchen, good sized utility and a cloakroom. To the outside, there is parking, garage and pretty gardens. Hengoed is a quiet, well regarded hamlet with lovely rural walks and scenery yet still very accessible to good road links. Oswestry is just a five minute drive away with all daily facilities.



## Directions

From our Oswestry office proceed up Willow street and turn right onto Oakhurst Road heading for Hengoed and Weston Rhyn. Proceed along this road for approximately a mile before turning right for Hengoed and Weston Rhyn. Carry along for approximately half a mile and take the first turning right at the crossroads, signposted Gobowen, and then after approximately 3/4 mile turn right again, where the property will be observed after approximately 150yds on the left hand side.

Alternatively, follow the Gobowen Road out of Oswestry and take the last turning on the left just before the roundabout (by the 'pick your own' farm). Continue along and take the right hand fork until reaching the property on the right hand side.

## Accommodation Comprises

### Hallway

The hallway is located to the rear of the property and has a door leading out to the rear path and small garden area. There is beautiful exposed feature stone work leading up the stairs along with a radiator and a door leading into the lounge.

### Lounge 13'9" x 11'3" (4.20m x 3.45m)



The cosy yet spacious lounge has a double glazed window to the front, a focal fireplace with a multi fuel stove inset , beamed ceiling, radiator and a door leading to the utility. The lounge opens onto both the kitchen and the dining room making it a very sociable space.

## Additional Photo



### Fireplace



### Dining Room 7'4" x 6'11" (2.26m x 2.13m)



The dining room has a double glazed window to the rear, radiator, original beamed ceiling and a feature panelled wall.



### Kitchen 7'6" x 6'3" (2.30m x 1.93m)



The country style kitchen has a range of base and wall units in oak with contrasting work surfaces over, space for a fridge, sink with a mixer tap over, cooker space and point, radiator, quarry tiled flooring, part tiled walls, radiator and a double glazed window to the front.

### Utility 11'8" x 12'5" max (3.56m x 3.80m max)



The L shaped utility is another superb space ideal for those who like entertaining and cooking. Having a sink with a mixer tap over, fitted base units with work surfaces over, plumbing for a washing machine, Worcester oil fired boiler, radiator, double glazed windows to the side and the rear, part tiled walls, tiled flooring and a door leading to the front of the property. Doors also lead to the cloakroom and a very useful under stairs storage cupboard.

### Cloakroom

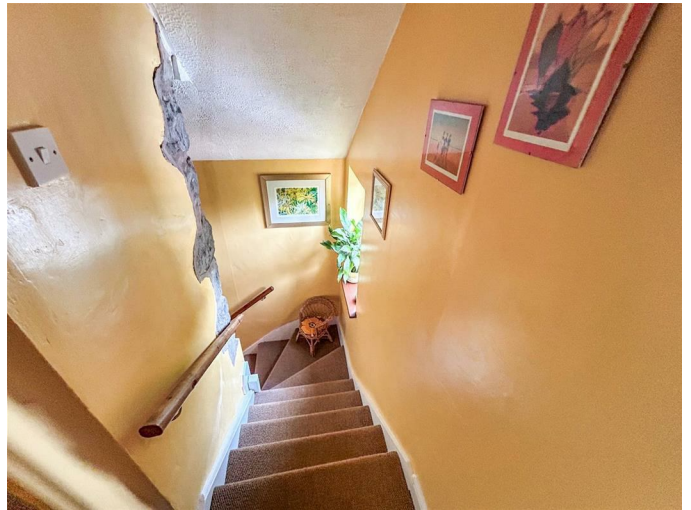
The cloakroom has a double glazed window to the side, tiled floor and a low level w.c.

### Stairs To The First Floor



The stairs leading to the first floor have a double glazed window to the side.

### Additional Photo



### First Floor Landing



The first floor landing has a double glazed window to the rear, radiator and a beamed ceiling. Doors lead to the bedrooms and the bathroom.



**Bedroom One 11'9" x 8'11" (3.60m x 2.73m)**



The double bedroom has a double glazed window to the front with great views, built in wardrobe, wood flooring, radiator and a beamed ceiling with loft hatch.

**Bedroom Two 10'5" x 9'1" (3.20m x 2.77m)**



Bedroom two has a built in airing cupboard, radiator and a double glazed window to the front with great views.

**Bedroom Three 10'4" x 4'5" (3.15m x 1.37m)**



The third bedroom is currently used as a home office and has a radiator, double glazed window to the front with views, wood flooring and a loft hatch.

**Family Bathroom 13'9" x 4'11" (4.20m x 1.52m)**



The family bathroom is fitted with a panelled bath with an electric shower over, low level w.c., wash hand basin, radiator, spotlighting, part tiled walls, cork tiled floor and a double glazed window to the rear.



## To The Outside



The property is accessed from the lane over a shared driveway that leads down to the house. There is parking for several vehicles along with a single garage and great gardens.

**Driveway and Garage 22'10" x 9'4" (6.96m x 2.87m)**

The garage also doubles up as a great workshop having an up and over door, window to the side and rear.

## Gardens



The gardens are a true delight having been lovingly cared for by the present owners. There are various well stocked flower beds along with very productive vegetable gardens and fruit bushes and trees. The garden backs onto farmland creating a very peaceful place to sit and relax.

## Additional Photo



## Additional Photo



## Additional Photo





## Views From The Property



The property enjoys far reaching views to the front from the first floor rooms.

## 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.

## 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.

## To Book a Viewing

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

## Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country

Council and we believe the property to be in Band C.

## 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

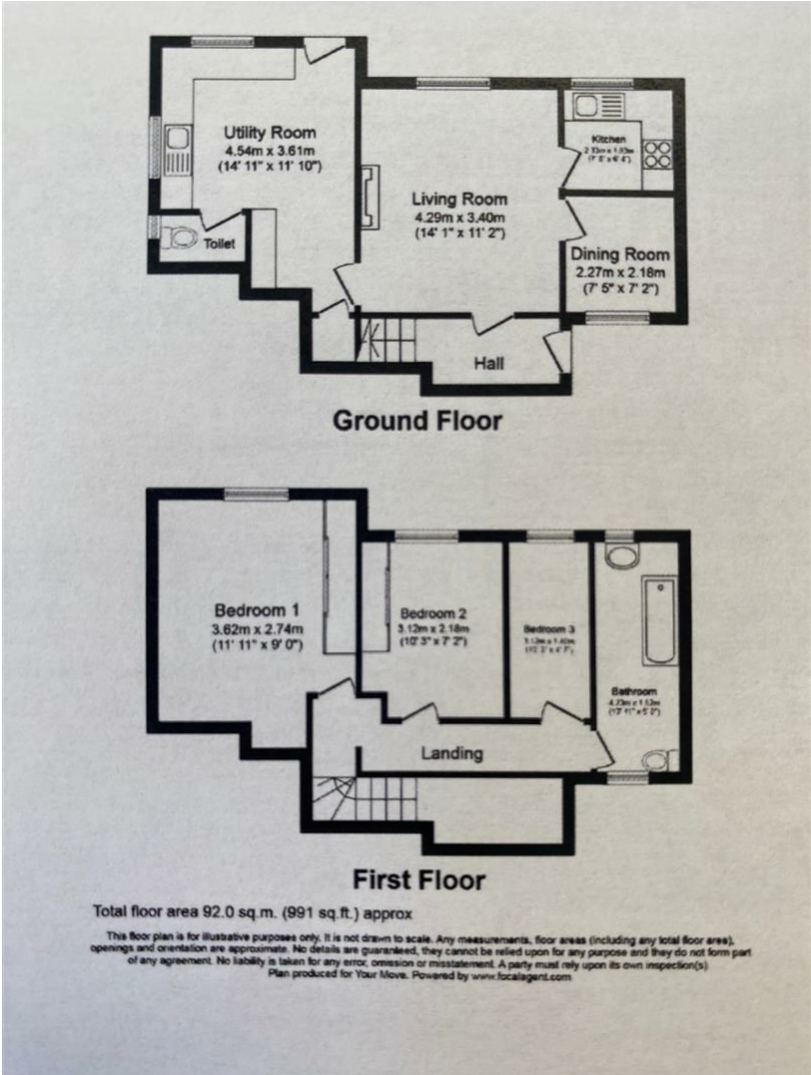
Saturday: 9.00am to 2.00pm

## Additional Information

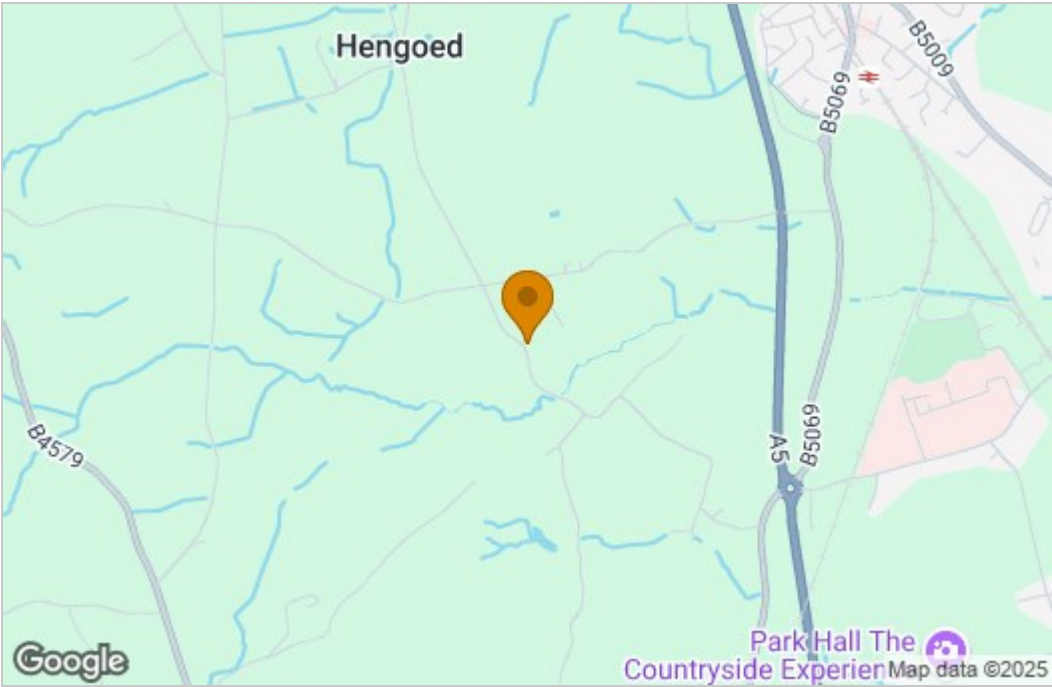
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 most 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.

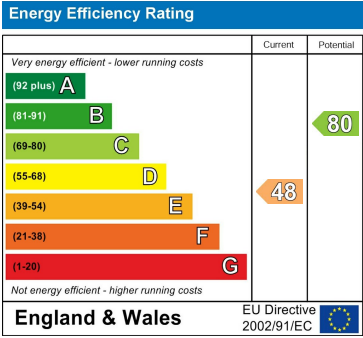
Floor Plan



Area Map



Energy Efficiency Graph



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