

# Town & Country

Estate & Letting Agents



**2 Martins Field, Trefonen, SY10 9EP**

**Offers In The Region Of £229,950**

Town and Country Oswestry offer this well maintained three bedroom home to the market. Located in the highly regarded and sought after village of Trefonen, all amenities are close at hand. The property boasts a large, low maintenance garden to the rear ideal for entertaining with views over the countryside along with driveway parking and a modern interior. Trefonen is just a five minute drive from the town of Oswestry making the property very accessible to good road networks.

### Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around to the T Junction. Turn right and follow the road out of the town heading towards Trefonen. On entering the village turn left onto Martins Fields where the property will be found on the right hand side.

### Location

Trefonen is situated on the old Welsh border of Offa's Dyke and just three miles from the market town of Oswestry. The village fortunate to enjoy all the major amenities a community needs including a village pub with a restaurant, All Saints' Church, a Village Shop and Post Office, a Primary School, a Village Hall hosting coffee mornings and a gardening group along with a large well equipped Playing Field. As well home to Trefonen F.C. who are currently playing in the Montgomeryshire Football League Division One.

A potential buyer is able to immerse themselves fully into village life by attending coffee mornings, joining gardening group and much more!

### Accommodation Comprises

#### Hallway



The hallway has wood flooring, a part glazed door leading out to the front, stairs leading to the first floor, under stairs cupboard and doors leading to the utility cupboard, lounge and the kitchen.

#### Utility Cupboard

Located adjacent to the kitchen having a window to the front, plumbing for a washing machine. work surface and space for a tumble drier.

### Kitchen 8'10" x 7'2" (2.70m x 2.20m)



The well appointed kitchen is fitted with a modern range of base and wall units with work surfaces over, one and a half bowl sink with a mixer tap over, plumbing for a dishwasher, part tiled walls, electric oven, gas hob, chimney style extractor fan, space for a fridge and a tiled floor. A window looks out to the front.

### Lounge/ Dining Room 16'0" x 13'8" (4.90m x 4.18m)



The good sized bright lounge/ dining room has a window to the rear overlooking the garden, Patio doors leading out to the garden, covered ceiling, electric radiator and a focal log burning stove.

### Additional Photo



### First Floor Landing

The first floor landing has a linen cupboard and access to the loft. Doors lead to the bedrooms and the bathroom.

### Bedroom One 10'2" x 9'6" (3.12m x 2.91m)



The first double bedroom has a window to the front and a built in wardrobe offering good storage.

### Bedroom Two 9'4" x 7'4" (2.85m x 2.24m)



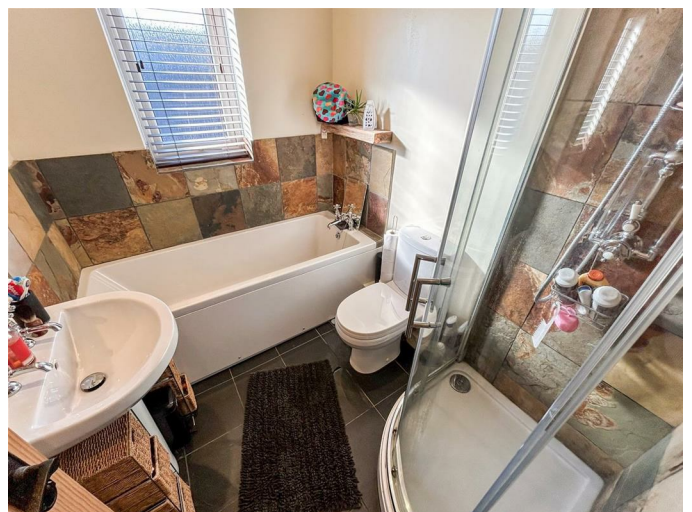
The second bedroom has a window to the rear with great views over the countryside.

### Bedroom Three 9'4" x 6'2" (2.86m x 1.89m)



The third bedroom also has a window to the rear with superb views over the countryside.

### Family Bathroom



The modern bathroom is fitted with a panel bath with a mixer tap over, low level w.c., wash hand

basin, separate corner shower cubicle with two shower heads, a window to the side, spotlighting, extractor fan, part tiled walls, tiled flooring and an extractor fan.

### To The Outside



To the front of the property there is a lawned garden and pathway leading to the front door. A canopy porch leads to the front door. To the side there is a driveway offering parking and a gate leading to the rear garden.

### Rear Gardens



The rear gardens are another great feature of this property having a large Indian stone paved area ideal for those wanting easy living and ideal for creating various areas for relaxing and dining. The garden offers a great place to entertain and is private yet enjoys a really sunny position being South facing. There is a further storage area to the side that is screened off.

### Additional Photo



### Views From The Rear



### 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, 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 B.

### **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

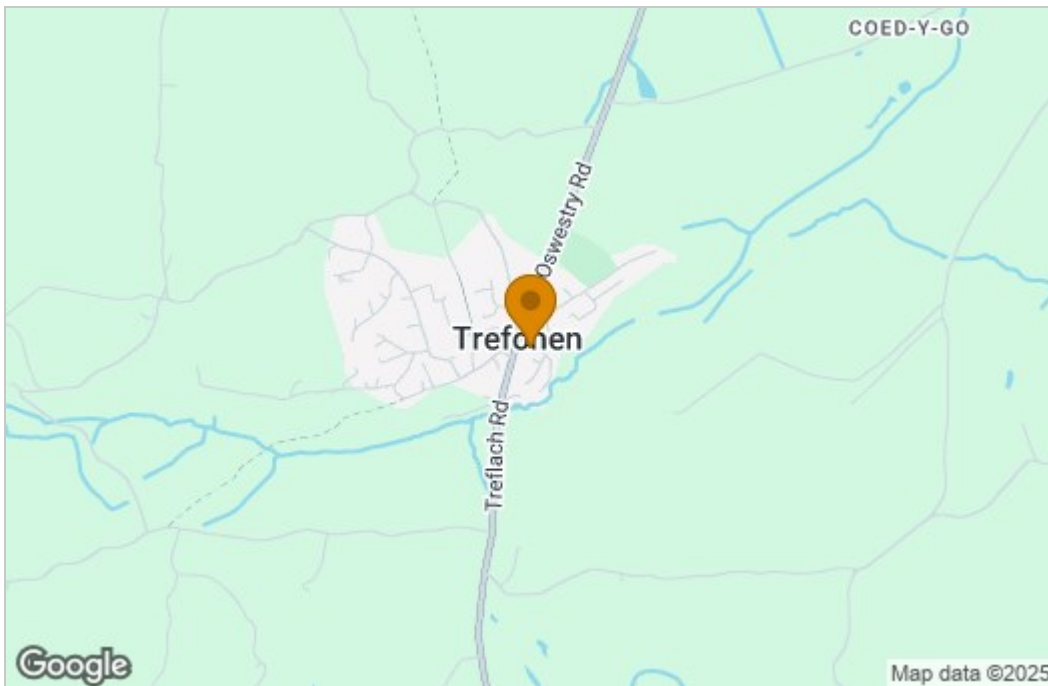
### **Additional Information**

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.

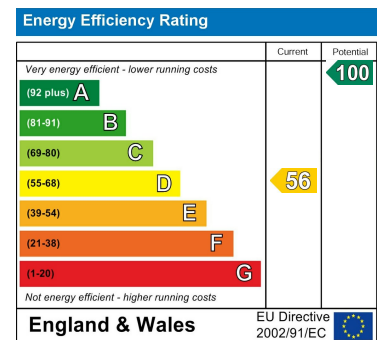
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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