

Town & Country

Estate & Letting Agents



Hafan , Aston Square, SY11 4LR

Offers In The Region Of £250,000

WITH NO ONWARD CHAIN!! Nestled in the charming area of Aston on the South East of Oswestry, this large detached bungalow presents an exciting opportunity for those looking to create their dream home. Boasting three spacious bedrooms and two reception rooms, this property offers ample space for family living or entertaining guests. Set on a generous corner plot, the bungalow is surrounded by a great sized garden, providing a perfect canvas for gardening enthusiasts or those wishing to enjoy outdoor leisure. While the property requires extensive modernisation, it holds fantastic potential for transformation into a contemporary haven tailored to your personal style and needs. Situated in a sought-after location, this bungalow benefits from the tranquillity of rural life while remaining conveniently close to local amenities and transport links. Whether you are a growing family, retiring or an investor seeking a project, this property is brimming with possibilities. Do not miss the chance to explore the potential of this bungalow and envision the home you have always desired in a lovely community setting.

Directions

From our Oswestry office proceed out of town, at the roundabout, take the A5 towards Shrewsbury. Proceed along this road for about a mile before turning first left sign posted Aston and Middleton. Go along this lane and turn left onto Middleton road. Take the first left into the cul de sac where the property will be found.

Accommodation Comprises

Porch

The porch has a quarry tiled floor, part glazed door to the front and a window to the side.

Hallway



The Hallway has parquet floor and doors leading to all rooms.

Lounge 21'11" x 12'8" (6.70m x 3.87m)



The good sized lounge has two windows to the side, a window to the rear overlooking the garden, a picture rail, parquet flooring, wall lights and open brick fireplace. A door leads through to the dining room.

Dining room 11'10" x 9'11" (3.63m x 3.04m)



The dining room has a window to the rear overlooking the garden, Rayburn and built in cupboard. A door leads through to the kitchen.

Additional Photo



Kitchen 8'0" x 7'8" (2.44m x 2.34m)



The Kitchen has a window to the side, fitted wall and base units with a Belfast sink and mixer tap. Quarry tiled floor, part tiled walls and doorway

leading on to the pantry. The pantry has a window to the front with wall and base units. Quarry tiled floor, part tiled walls and meter cupboard.

Utility Room 8'5" x 6'0" (2.59m x 1.85m)

The utility has part quarry tiled floor, a door to the rear and a window to the rear.

Bedroom One 13'10" x 10'10" (4.24m x 3.31m)



Bedroom one has a window to the front and storage heater.

Bedroom Two 10'10" x 9'10" (3.31m x 3.0m)



The second bedroom has a window to the front and a storage heater.

Bedroom Three 15'3" x 8'4" (4.67m x 2.55m)



The third bedroom has a window to the side and built in cupboards.

Bathroom



The bathroom has a P shaped bath, shower over and a W/C. A wash hand basin, heated towel rail and a window to the side. With fully tiled walls and floor, an electric wall heater and built in cupboard.

Driveway and Garage



The driveway leads to the single garage with a up and over door.

Gardens



The large gardens extend around the property. They are currently overgrown and in need of work but are a fantastic size and offer scope for the creation of a wonderful space.

Additional Photo



Additional Photo



Additional Photo



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 C.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

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.

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.

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

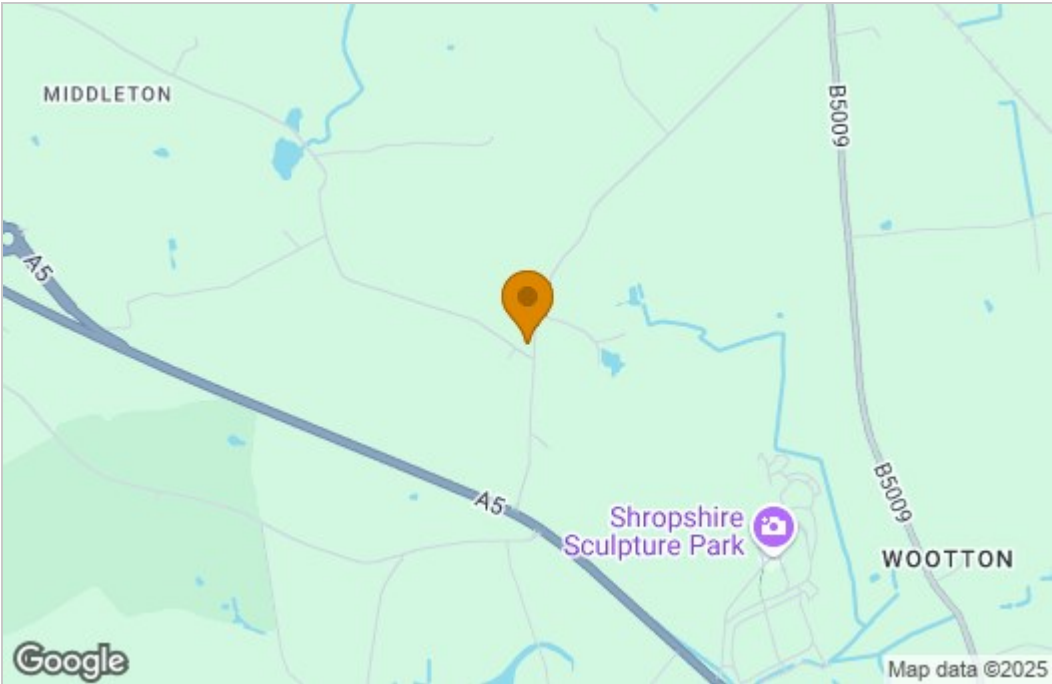
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

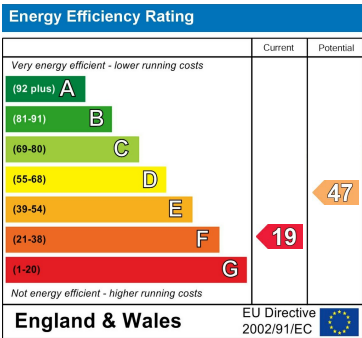
Floor Plan



Area Map



Energy Efficiency Graph



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