

Town & Country

Estate & Letting Agents



Rhewl Cottage , Gobowen, SY10 7AT

£335,000

This cottage sits in a wonderful edge of village location in Gobowen and offers a perfect blend of character and modern living. Built in 1880, the property boasts ample space for comfortable family life with three reception rooms. With three bedrooms, two upstairs and one downstairs, this family home benefits from village life while being within easy reach of local amenities. This semi-detached cottage is an excellent opportunity for families or individuals seeking a charming residence with character and space. Do not miss the chance to make this lovely house your new home.

Directions

Accommodation Comprises:



Porch

With a part glazed door to the front and windows to either side, a tiled floor and spot lighting. A door leads into the kitchen.

Kitchen 13'3" x 12'9" (4.05 x 3.89m)



With a window to the front and fitted with a good range of wood fronted base and wall units with contrasting work surfaces over, wine rack, display shelving and glass fronted display cupboards, electric oven, gas hob with extractor fan over, integral fridge, freezer, washing machine and dishwasher, stainless steel double bowl sink with drainer and a mixer tap over, tiled floor and part tiled walls and a radiator.

Breakfast Room/Reception Room 10'9" x 9'9" (3.28 x 2.98m)



This useful reception room sits adjacent to the kitchen and can serve any number of uses. Currently used as a breakfast room but would make a lovely snug or dining room. With a window to the front, a tiled floor, coved ceiling, radiator and a door leading to the office. Double doors to steps which lead to the dining room and lounge.

Office/Ground Floor Bedroom 6'10" x 11'9" (2.09 x 3.59m)



This room is currently used as an office but would also lend itself to being a ground floor bedroom. With a coved ceiling, dado rail, tiled floor, window to the side, a radiator and a door which leads to the cloakroom.

Cloakroom 5'3" x 5'3" (1.61 x 1.61m)



With part panelled walls, tiled floor, window to the side, W/C, wash hand basin and a radiator.

Dining Room 17'1" x 12'7" (5.22 x 3.84m)



Steps lead to the dining room which has a lovely feature stone fireplace with wooden beam over and log burner, parquet flooring, a radiator, beamed ceiling, a window to the rear overlooking the garden and open to the lounge. Stairs lead to the first floor.

Additional Photograph



Lounge

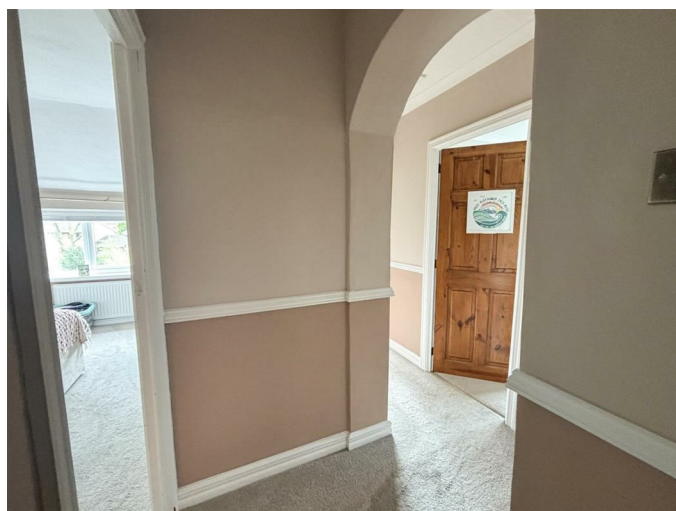


Dual aspect windows to the rear and to the side, dado rail, beamed ceiling, wall lights, and a stable door to the rear garden.

Additional Photograph



Landing



Doors lead to the bedrooms and the bathroom, wall lights and access to the roof space via loft hatch.

Bedroom One 12'7" x 13'11" (3.84 x 4.25m)



With a window to the rear this generous double room has large built in wardrobes with double wardrobe space and drawers offering plenty of storage, a dado rail, built in cupboard with a real for hanging and a radiator.

Additional Photograph



Bedroom Two 10'3" x 10'2" (3.14 x 3.10m)



Another good sized bedroom with a window to the side, coved ceiling and a radiator.

Bathroom 12'11" x 6'8" (3.96 x 2.04m)



Wood panelled bath, separate walk in shower cubicle Wirth means powered shower, wash hand basin on a vanity unit with plenty of storage, W/C, wood panelled walls, dado rail, beamed ceiling, storage cupboard and a window to the rear.

Rear Garden



The rear garden is a lovely feature of this property, enclosed by fencing and hedging there is a good sized patterned concrete patio and a decked area perfect for sunny evenings. There Sia generous lawned garden beyond and borders planted with mature shrubs. A shed provides useful storage and there is the benefit of an outside light. There is a gate to the side for additional access.

Elevated Photograph



Additional Photograph



Additional Photograph



Front Garden/Driveway



Double gates open onto a generous patterned concrete driveway providing off road parking for several vehicles. The driveway is enclosed by wall and a low wall separates a further area at the back of the driveway providing a useful space for storing bins and a further covered area provides useful storage and has power so currently houses a tumble drier.

Side Elevation



Additional Photograph



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

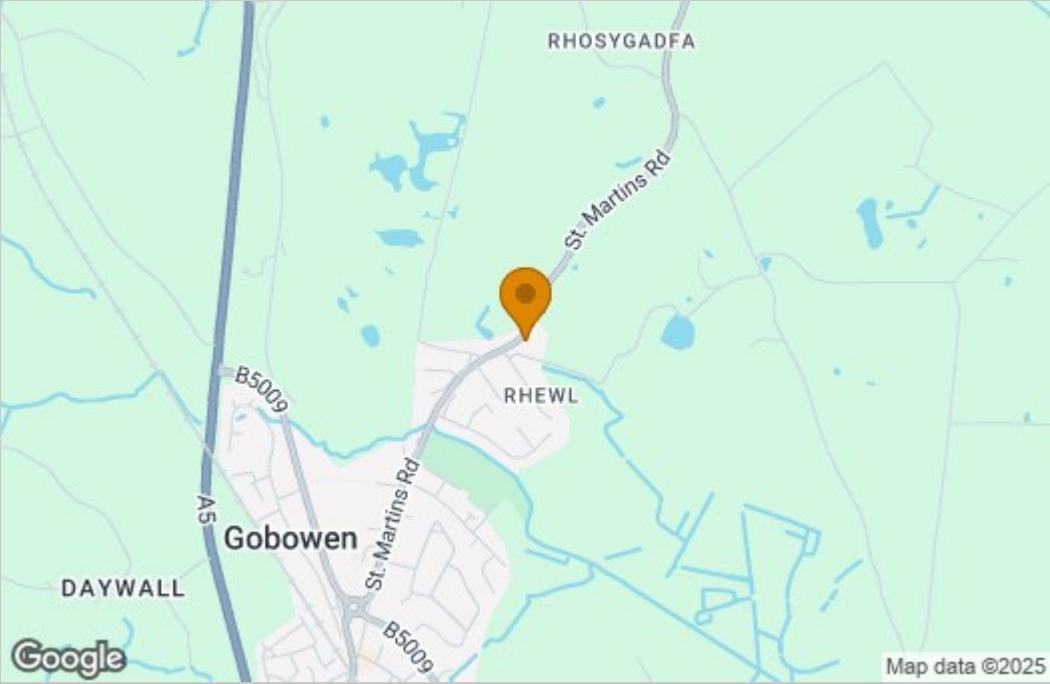
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

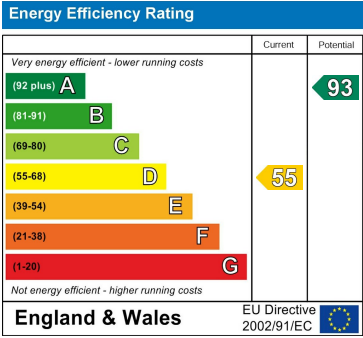
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.