

# Town & Country

Estate & Letting Agents



**Kappara Spring Bank, Trefonen, SY10 9DJ**

**Offers In The Region Of £595,000**

Nestled in the charming village of Trefonen, this impressive detached family home on Spring Bank offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking both comfort and space. The extensive accommodation includes two inviting reception rooms, providing ample room for relaxation and entertaining guests. The house boasts two well-appointed bathrooms, ensuring convenience for all family members. The generous layout allows for a harmonious flow throughout the home, making it an ideal setting for both everyday living and special occasions.

One of the standout features of this property is the extensive outdoor space, which includes beautifully maintained gardens that offer a tranquil retreat. The far-reaching views from the property enhance the sense of peace and privacy, making it a perfect sanctuary away from the hustle and bustle of city life.

Parking will never be an issue here, as the property provides ample space for up to 12 vehicles, making it ideal for families with multiple cars or for hosting gatherings. Situated in a sought-after location, this large detached family home combines the best of rural living with easy access to local amenities. It presents a unique opportunity for those looking to invest in a spacious and versatile property in a picturesque setting. Don't miss the chance to make this wonderful house your new home.

### Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road and proceed for approximately two miles and on entering Trefonen turn right onto Bellan Lane by the Barley Mow Public House and then second right into Old Post Office Lane, turn first left into Dallas Lane and then take the right fork into Spring Bank where the property will be found on your left hand side along a private driveway at the top of the lane.

### Accommodation Comprises

The property offers very flexible, well laid out accommodation which can be used in a number of ways. Should the purchaser require six bedrooms then the property will cater for this. Should the purchaser want additional lounge areas/ study areas then there is also potential for using the rooms in such a way.

We are also informed by the vendors that the solar panels that are installed generate an income of approximately £1500 per annum.

### Covered Canopy Porch

A covered canopy porch stretches across the front of the property and leads to the front door.

### Hallway



The hallway has stairs leading to the first floor, tiled floor, doors leading to the lounge and sitting room and a part glazed door with glazed side panels leading to the front.

### Lounge 19'8" x 14'5" (6.00 x 4.40)



The lovely light lounge has two windows to the front overlooking the garden and superb views beyond, bi fold doors to the side leading out onto the garden, attractive stone fireplace with a log burning stove inset on a marble hearth, tv point, wall lights and a coved ceiling.

### Sitting Room 14'9" x 10'6" (4.50 x 3.20)



The sitting room is another great entertaining space having a central fireplace with electric inset fire and marble surround, patio doors leading out to the side, a window to the front taking in the views, coved ceiling and wall lights.

### Additional Photo



### Bedroom Two/ Reception 13'5" x 13'1" (4.10 x 4.00)



### Landing



The first landing has a staircase leading to the second floor, doors to the kitchen, cloakroom, study and bedroom and a radiator.

The bedroom/ reception can be adapted for a number of uses and has a window to the side, radiator, coved ceiling and wall lights.

### Study 9'10" x 9'6" (3.00 x 2.90)



The study is fitted out with a range of office style furniture and has a radiator, window to the rear, laminate flooring and wall lights.

### Cloakroom

A door leads through to an area for coats and shoes with a tiled floor and radiator. A further door leads through to the cloakroom which has a low level w.c., and a wash hand basin with a mixer tap over on vanity units, window to the rear, tiled floor and part tiled walls.

### **Kitchen/ Breakfast Room 13'5" x 13'1" (4.10 x 4.00)**



The well appointed kitchen is fitted with a range of base and wall units in light oak with work surfaces over, one and a half bowl sink with a mixer tap over, plumbing for a dishwasher, Neff electric oven, Neff ceramic hob and chimney style extractor fan over, radiator, display cabinets, space for a fridge, part tiled walls, tiled floor and a window overlooking the rear garden.

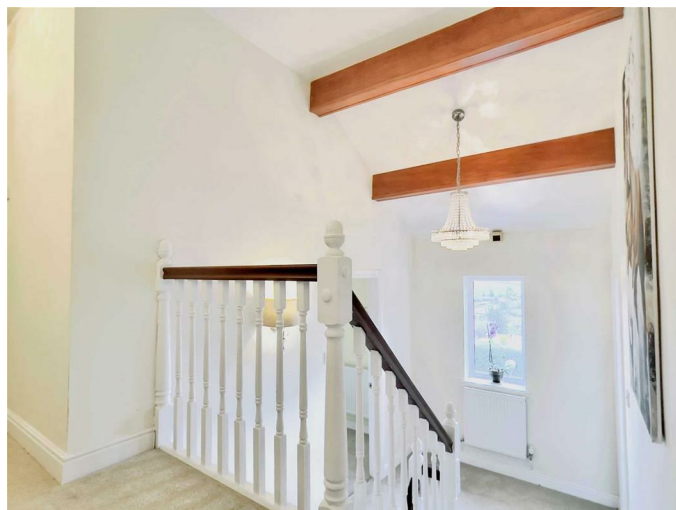
#### **Additional Photo**



### **Utility 11'6" x 8'2" (3.50 x 2.50)**

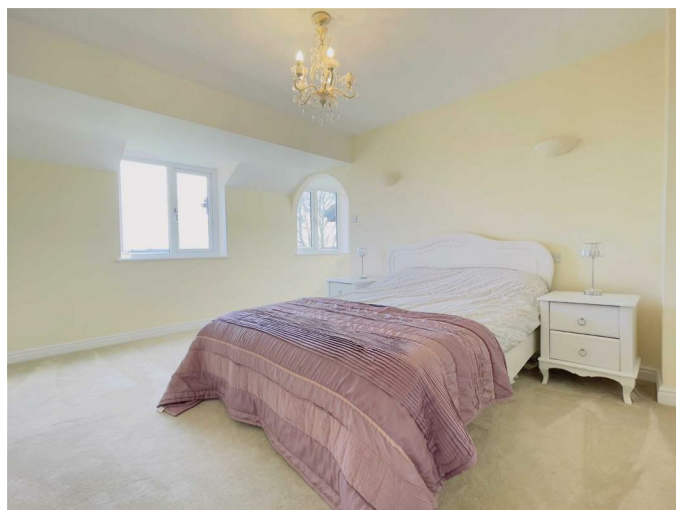
The good sized utility is fitted with a range of base and wall units with work surfaces over, plumbing for a washing machine, tiled floor, part tiled walls, stainless steel sink, window to the front and stable door leading to the rear. There is also a built in cupboard providing more storage.

### **Second Landing**



With a staircase leading to the third floor, window to the front with stunning rural views and doors to the master suite and third bedroom.

### **Master Bedroom 14'9" x 11'6" (4.50 x 3.50)**



The lovely master bedroom has a window to the front letting in lots of light and also taking in the views, radiator and an archway leading to the spacious dressing room.

### **Dressing Room 8'10" x 7'10" (2.70 x 2.40)**



The dressing rooms is also very light having a window to the front and side, radiator and a door to the en suite.

### **En Suite**

The recently remodelled en suite has a double walk in shower cubicle with electric shower, low level w.c., wash hand basin with a mixer tap on a modern vanity unit, tiled floor, heated towel rail, fully tiled walls and access to the loft.

### **Bedroom Three 14'9" x 10'6" (4.50 x 3.20)**



A good sized double room having a window to the front with great views and a radiator.

### **Landing.**

The top landing has doors leading to three bedrooms and family bathroom. There are wall lights and large linen cupboard/ store.

### **Bathroom**



The generous recently remodelled family bathroom offers true luxury with a free standing contemporary oval bath with free standing mixer taps over, vanity wash hand basin with double sinks and mixer taps over, low level w.c. on a vanity unit, large walk in double shower with three different shower heads, heated towel rail, part tiled walls, spotlighting, tiled floor and a window to the rear.

### **Bedroom Four 13'1" x 11'6" (4.00 x 3.50)**

Another good sized versatile double room having a window to the side and a radiator.

### **Bedroom Five 13'1" x 10'10" (4.00 x 3.30)**

A double room having a window to the rear overlooking the garden and a radiator.

### **Bedroom Six 9'10" x 6'7" (3.00 x 2.00)**



The sixth bedroom has a window to the rear and a radiator.

## Outside



The property is approached along a long tarmac driveway which leads up to the property and the double garage. The gardens are landscaped and lawned either side of the driveway.

**Double Garage 19'10" x 21'6" (6.05 x 6.56)**



The detached double garage has two up and over doors with power and lighting installed. There is also a very useful room above the garage which could be used as a home office/ gym or playroom and is accessed from the veranda at the front of the property.

## Front Gardens



The driveway open out to provide extensive parking and turning area with good sized lawned and shrubbed gardens around the property. Steps lead

up to the front of the property with a large paved seating and patio area which takes in the breath taking views of the surrounding area. This is an ideal area for entertaining or just watching the sun go down with a glass of wine on a warm summers night.

## Patio



## Rear Gardens



To the rear of the property there is a large patio running across the whole of the rear. Steps lead up to a good sized lawned area with hedge boundaries giving a good deal of privacy. To the side of the house there is also a very useful boiler room and storage area with a window to the front, power and lighting and a door to the rear.

### Additional Photo



### Views



### Additional Photo



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

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### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

### Tenure

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

### Services

The agents have not tested the appliances listed in the particulars.

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### 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.

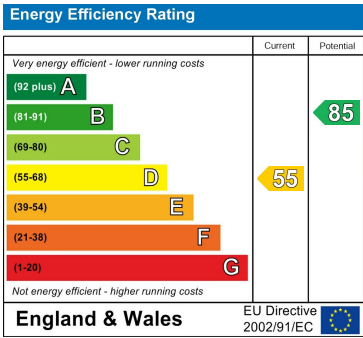
Floor Plan



Area Map



Energy Efficiency Graph



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