

# Town & Country

Estate & Letting Agents



**1-2 Penyllan Cottages , Coed Y Go, SY10 9AD**

**Offers In The Region Of £455,000**

Nestled in the picturesque village of Coed-Y-Go, Oswestry, this charming detached character cottage offers a delightful blend of traditional features and modern comforts. With four generously sized double bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. As you enter, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining. The layout of the cottage promotes a warm and homely atmosphere, making it a perfect retreat from the hustle and bustle of everyday life. The property boasts two well-appointed bathrooms, ensuring convenience for all residents. One of the standout features of this property is its stunning location, surrounded by the natural beauty of the Welsh countryside. The expansive beautifully maintained gardens and paddocks extend to just under two acres and provide ample outdoor space for gardening, recreation, or simply enjoying the serene views. Whether you are hosting summer barbecues or enjoying quiet evenings under the stars, this outdoor space is sure to impress. This character cottage is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being within reach of local amenities and transport links. If you are seeking a property that combines charm, space, and a beautiful setting, this delightful cottage in Coed-Y-Go is not to be missed.



## Directions



From our Oswestry office take the Morda road out of the town. Follow this road into Morda and take the first turning right onto Trefonen Road. Follow the road up until reaching signs for Coed Y Go. Take the right hand turn at the triangle and follow the road down where the property will be found on the right hand side after approximately 250 metres.

## Accommodation Comprises

**Kitchen 11'1" x 9'10" (3.38m x 3.00m)**



The kitchen is fitted with a modern range of base and wall units with work surfaces over, breakfast bar, ceramic hob, electric oven, tiled flooring, a radiator, part tiled walls, integrated fridge/ freezer, integrated dishwasher, a window to the front and a door to the front leading out to the garden. The kitchen leads onto the utility room and a door leads through to the dining room.

## Additional Photo



**Utility 5'3" x 4'7" (1.61m x 1.41m)**



The utility has a window to the side, base and wall units with work surfaces over, one and a half bowl sink with a mixer tap over, tiled floor, space for appliances and part tiled walls. A door leads through to the shower room.

**Shower Room 8'10" x 5'5" (2.70m x 1.66m)**



The modern shower room has a window to the side



and rear, radiator, wash hand basin with a mixer tap over, low level w.c., shower cubicle with Triton electric shower, fully tiled walls, spotlighting, loft hatch and an extractor fan.

### **Dining Room 11'1" x 10'9" (3.40m x 3.30m)**



The dining room has a window to the side, radiator, oak flooring, wall lighting, ceiling beam and a fireplace with an electric fire.

### **Lounge 16'3" x 13'10" (4.97m x 4.24m)**



The good sized lounge is a great space to entertain having a window to the front overlooking the garden, radiator, ceiling beam, fireplace with a quarry tiled hearth and stone surround with an electric fire, a door to the front garden, boiler cupboard with Worcester gas fired boiler and a door leading to the cellar. A door leads through to the rear hallway.

### **Additional Photo**



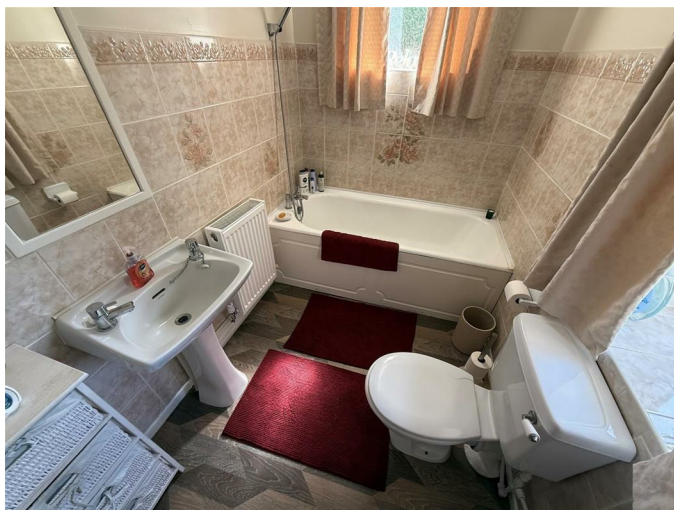
### **Cellar**

The cellar is the same size as the dining room and has lighting.

### **Rear Hallway**

The rear hallway has the stairs leading to the first floor, radiator, built in cupboard and a glazed door to the porch. A door also leads to the second ground floor bathroom.

### **Bathroom 8'1" x 5'0" (2.47m x 1.54m)**



The second bathroom has a window to the side and the rear, wash hand basin, low level w.c., radiator, panel bath with mixer taps and a shower head, part tiled walls and vinyl flooring.

### **Porch**

The porch has a tiled floor, windows to the side and rear, a door to the side and plumbing for a washing machine.

### **To The First Floor**

To the first floor there is a radiator and doors leading to the bedrooms.

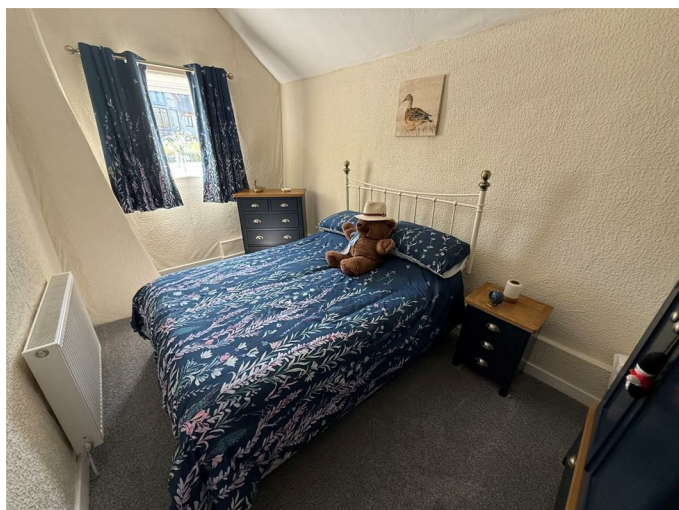


### **Bedroom One 17'4" x 8'4" (5.30m x 2.56m)**



The first double bedroom has a window to the front overlooking the garden, radiator and the original cast iron fireplace.

### **Bedroom Two 13'10" x 7'10" (4.23m x 2.39m)**



The second double bedroom has a radiator and a window to the side.

### **Bedroom Three 12'11" x 12'7" (3.96m x 3.84m)**



The third double bedroom has a window to the rear

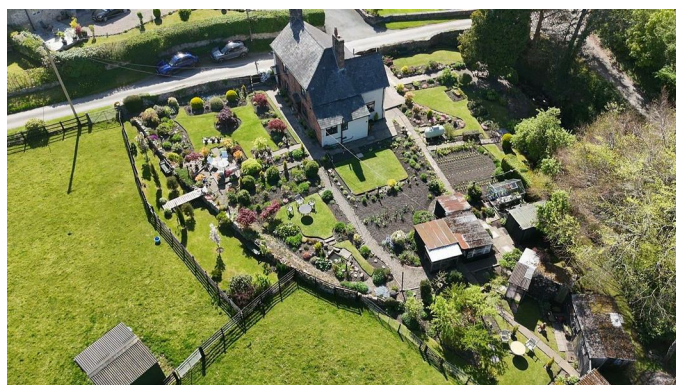
overlooking the gardens, radiator and a built in wardrobe. The third bedroom leads onto the fourth bedroom. The room is large enough to create a corridor to separate the two rooms.

### **Bedroom Four 12'9" x 10'6" (3.91m x 3.22m)**



The fourth double bedroom has a radiator and a window to the front overlooking the garden.

### **To The Outside**



The property enjoys a beautiful rural location with views across open countryside. The gardens and paddocks extend in total to around two acres.



## Gardens



The gardens have been lovingly tended to by the current owners who have created a fantastic outdoor space with well stocked planted flower beds with an abundance of colour and various species of plants, bushes and trees. There are various areas to sit out and relax to take in the garden and its surroundings. Pathways meander through the gardens to various patios and sitting areas. To the rear of the property there is a gated driveway with further well tended gardens and flower beds.

### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo





## Outbuildings



To the bottom end of the garden there are various outbuildings with two storage sheds, greenhouse, workshops and outbuildings for a number of uses. There is also a productive vegetable plot to the side of the buildings.

## Paddocks



To the far side of the gardens there are two enclosed paddocks with a field shelter and storage shed/ dog run. The paddocks are fully fenced and would be ideal for a small pony or some sheep/ goats.

## Additional Photo



## Bordering Stream



The property also has the benefit of a stream running along the border attracting an abundance of wildlife and creating a lovely backdrop to the garden.

## Additional Photo



## 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, 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 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

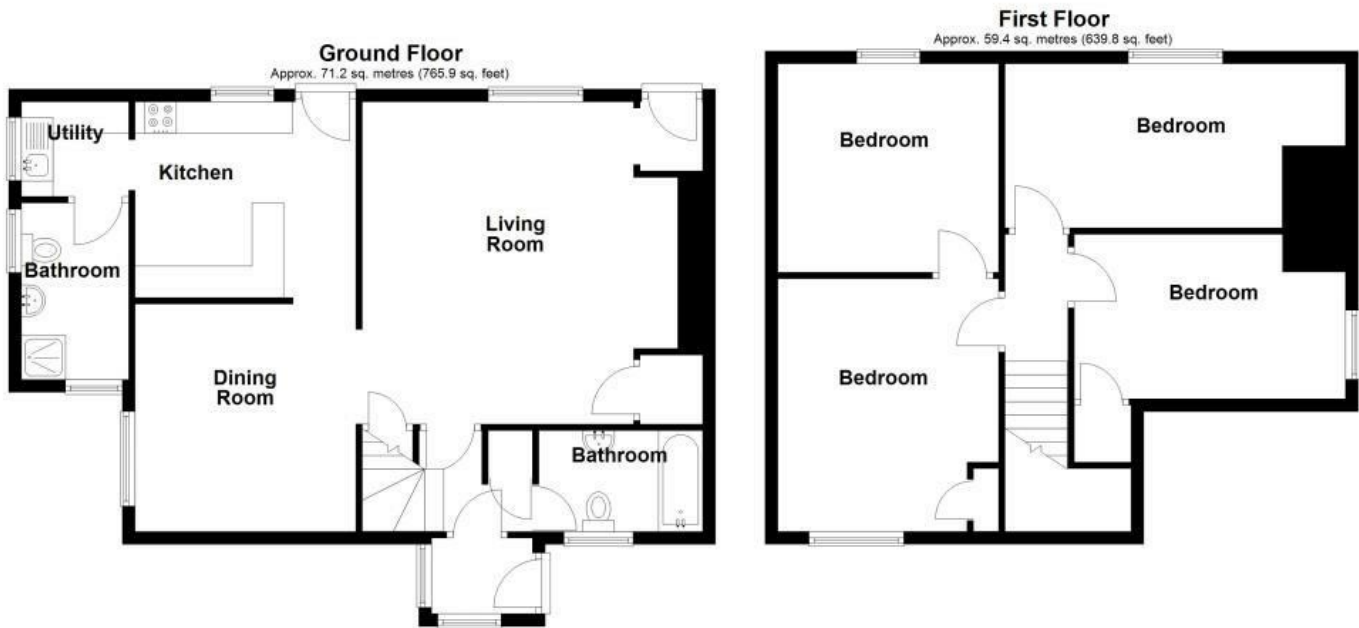
Saturday: 9.00am to 2.00pm

### **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.

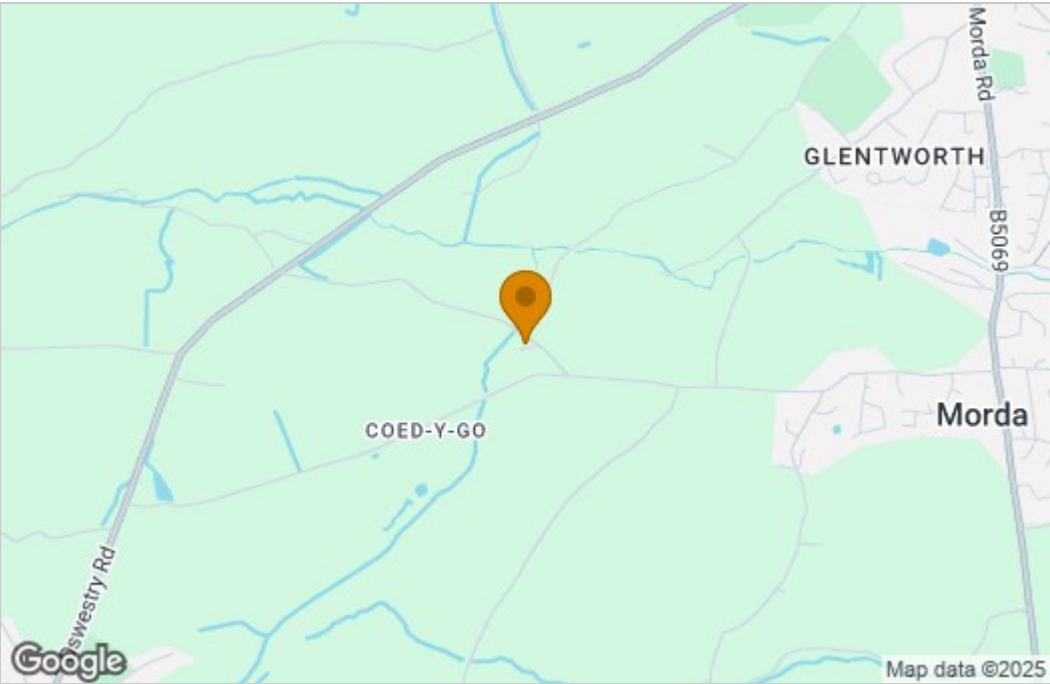
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

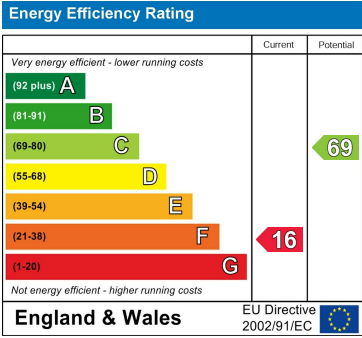


Total area: approx. 130.6 sq. metres (1405.7 sq. feet)

Area Map



Energy Efficiency Graph



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