

Town & Country

Estate & Letting Agents



Sundown Bellan Lane, Trefonen, SY10 9DJ

Offers In The Region Of £325,000

WITH NO ONWARD CHAIN!! Nestled in the desirable area of Trefonen, this charming, detached bungalow presents an excellent opportunity for those seeking a peaceful retreat with stunning views. The property boasts two reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking to downsize without compromising on comfort. The bungalow features a single bathroom, ensuring convenience for all residents. The spacious rooms throughout the property create a welcoming atmosphere, allowing for a variety of interior design possibilities. Additionally, the fantastic plot offers plenty of outdoor space, perfect for gardening enthusiasts or for enjoying the serene surroundings. This property is not only a lovely home but also presents scope for updating, allowing new owners to personalise it to their taste. The far-reaching views from the bungalow enhance its appeal, making it a truly special place to live. With its sought-after location and potential for enhancement, this bungalow is a must-see for anyone looking to settle in a tranquil yet accessible area.

Directions



From our Willow Street office proceed out of town and turn left onto Welsh Walls. Follow the road around and turn right onto Upper Brook Street. Continue along until reaching the village of Trefonen. Turn right at the crossroads onto Bellan Lane and proceed past the shop. Continue this lane until reaching the bungalow which will be found on the left-hand side identified by our For Sale board.

Accommodation Comprises

Kitchen 8'8" x 11'5" (2.65m x 3.49m)



The kitchen has a window to the front and a door to the side. There are fitted wall and base units with a stainless-steel double sink, space and plumbing for appliances and part tiled walls. There is vinyl flooring, a radiator and a linen cupboard off. A door leads to the hallway and the dining room.

Dining Room 8'9" x 9'6" (2.68m x 2.91m)



The dining room has a window to the front and a window to the side with views. There is a glazed door to the lounge and a radiator.

Lounge 11'8" x 17'6" (3.56m x 5.34m)

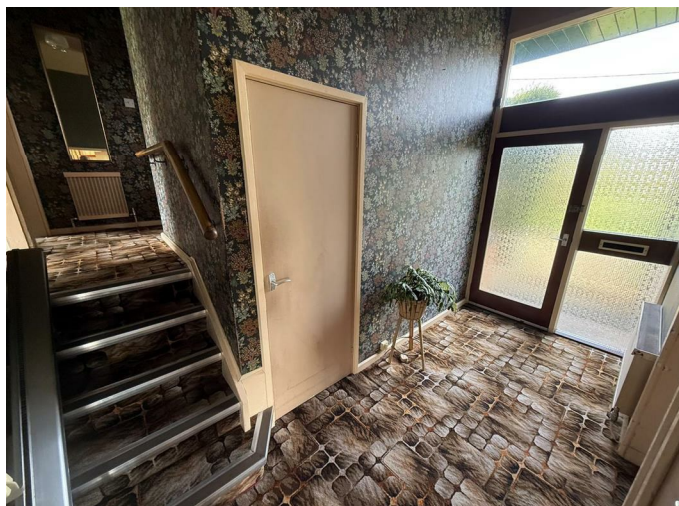


The good sized lounge has a window to the side and a window to the rear which is full length with beautiful rural views. There is a brick fireplace with inset gas fire. A door leads through to the hallway.

Additional Photo



Hallway



The hallway has a part glazed door to the front with glazed side panels, two radiators, cloak cupboard and stairs off. There is a storage cupboard and a loft hatch. Doors lead to the bedrooms and the bathroom.

Bedroom Three 10'6" x 8'6" (3.22m x 2.60m)



The third bedroom has a window to the rear with rural views, a radiator and built in double wardrobes.

Bedroom Two 10'11" x 8'6" (3.33m x 2.61m)



The second bedroom has a window to the rear offering beautiful views, storage heater and built in double wardrobe.

Bedroom One 11'3" x 9'7" (3.44m x 2.93m)



Bedroom one has a window to the front, a radiator, a wash hand basin and a built in double wardrobe.

Family Bathroom 8'3" x 5'6" (2.52m x 1.68m)



The family bathroom has a panel bath, wash hand

basin and w/c. There is a window to the front, a radiator, vinyl flooring, part tiled walls, a wall heater and a separate shower cubicle with Mira mains powered shower.

To The Outside

Outside Building

The outside building has a high level w/c, a window to the side and a storage cupboard with a Worcester gas boiler.

Driveway



Double gates lead off the lane onto the driveway that leads to the property and the garage. There is parking for several vehicles.

Garage 17'5" x 9'3" (5.32m x 2.83m)



The single garage has a window to the rear, up and over door, power and lighting.

Gardens



The extensive gardens wrap around the property and are lawned and shrubbed. There are patios to the side and the rear ideal for taking in the stunning location and views.

Additional Photo



Additional Photo



Additional Photo



Location



Views



The far reaching rural views are a great feature of this property.

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.

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 D.

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

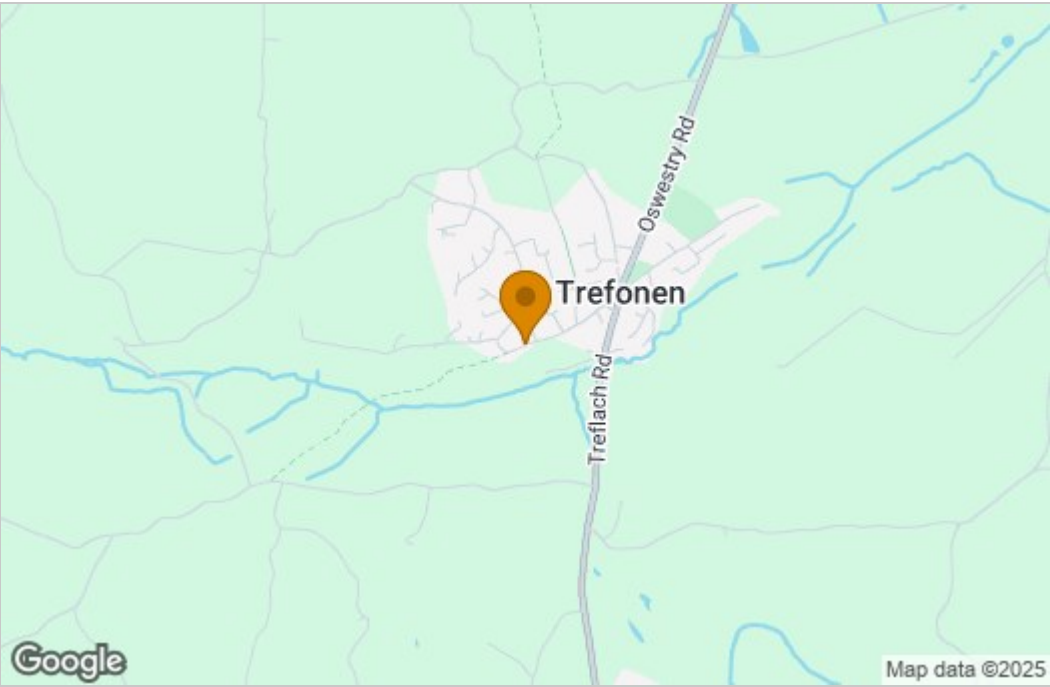
intended for guidance purposes only.

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.

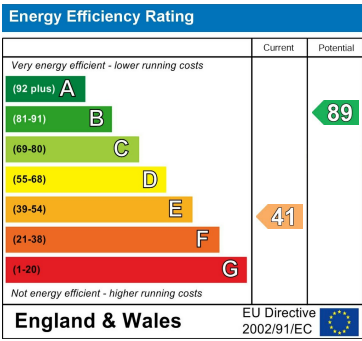
Floor Plan



Area Map



Energy Efficiency Graph



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